



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

Meeting Minutes

Glen Oaks HOA
August 4, 2016 6:30 PM
The Ridge, Castle Pines

Meeting called to order by Skip Thurnauer at 6:34 pm. Members present: Skip Thurnauer, Briea Berry, Robert Tiddens, Carmen Decker, Tasha Verebelyi

Approval of Previous Minutes

Skip approves – Briea seconds

Financial Review

-Reviewed arrears accounts-

-Reviewed last year's budget

GO HOA Functions

\$1600 under-budget for X-Mas

\$1700 over on holiday budget

Wash between the two

Approve financial report – Briea moves to approve, CND seconds

New Budget Reviewed

-Bob moves to approve budget and Skip seconds

-Going forward see where we end up with Legal and if we need we can do cash proposal for Holiday Party

-Wait and see where legal fees land to increase landscaping budget

-Action Items –

Christmas Lights- Karen Tiddens will work on price shopping and arranging holiday lights for big evergreens at entrance -

Holiday Party – Tasha committee leader – will review options

Resolved Item- Hartmanns arrears being sent by Charlie to new investor owners

Legal Review

Discussion re: new docs and comments

- Garage doors -
 - Issue with individual who is hanging out on Glen Oaks
 - Ingress/egress and in use
- Section 4.2 Notice of Meetings-
 - CND- when send approved minutes advise Kim of next Board meeting date
- Section 5.2- “May” instead of “shall”
- Declarations
 - 3.8- training – can alert in newsletter and notify of H-S course
 - 4.1- ok with language
 - 4.5- Supplemental assessment – language ok
 - 5.4- Require owners to provide renters with documents or provide links to HOA documents

- Provision regarding notification to the BOD of renters and contact information
- 5.4(g) – Colorado law
- 5.20 – will keep in declarations re: garage doors
- 7.11- just need to follow up with State Farm regarding our insurance and if it is sufficient- insurance review
- Investment of Reserves
 - Question regarding whether we need to invest our reserves - CND follow up with H-S
- **CND – follow up with Elina on rules and fine schedule**
- **TO DO:**
 - Get final docs from H-S and review
 - Skip to prepare cover letter and send documents via email first
 - If mailed- does it need to be certified/return receipt etc?

ARC issues

- Molly resigned effective immediately
 - Will address Michelle Jones' project- painting of slip rail fence
- Anne Beaudry – nominated and approved by Board to assume Molly's position
- Removal of the Bollards at Buffalo Ridge- issue been addressed with homeowners and resolved unless becomes nuisance
- 892 Shady Lane – Shanahan property
 - Status discussed –
 - Plans have been approved by ARC

- Issues that relate to drainage will be dealt with as they come
- Follow Up with Palumbo and Correspondence to Board
 - President invited to Board meeting following legal review
 - Will extend invitation at next meeting
- Other?

Front Entrance Maintenance

-Next summer replant

-Action item regarding sprinkler system

-Bob will follow up regarding quote for sprinkler repair/replacement

Street Maintenance

-City has no plans to do anything

-Piecemeal patches – Skip will contact Brad about holes and poor replacements/patching

Newsletter

-Next newsletter in October/November, 2016 prior to Holiday Party depending on availability of content

-Address streets in entryway

-Address shoveling

HOA party

- Status – Saturday August 13, 2016
 - Briea- face painting, caricature and photo booth
 - CND- butler rentals, tables, chairs, speakers – cancel
 - Bouncy house/slide

- Tasha –
 - Alcohol – beer, wine, soda, water, juice boxes, ice
 - Food- Italian Food – spaghetti and meatballs and order pizza
- Balloon animal guy – Tasha is following up
- Raffle prizes – CND hula hoops
 - Skip will bring corn hole
 - Side walk chalk contest -
- Fire truck – Tasha
- Raffles prizes
 - Cross Fit
 - Gift Card
 - Danielle’s
 - Day Spa
- Scorioano notification status
 - Tasha discussed with them party dates and any parking modifications that may be necessary

Other Business

Next Meeting

- September 7, 2016 at 6:30 pm at the Ridge

Tasha closes meeting at 8:40 pm and Skip seconds