



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

## **Meeting Minutes**

Glen Oaks HOA  
June 29, 2016 6:00 PM  
Duke's, Castle Pines

Meeting called to order by Skip Thurnauer at 6:09 pm. Members present: Skip Thurnauer, Briea Berry, Robert Tiddens, Carmen Decker, Tasha Verebelyi

### Approval of Previous Minutes

Skip approves – CND seconds- subject to review of documents

### Financial Review

-Reviewed arrears accounts

Action Item- Skip will send letter to Realtor for Hartmanns notifying of amounts in arrears

### Legal Review

Discussion re: new docs and comments

- Inspection Association Records – Resolution 1 H
  - Follow up with H-S on whether we have to have these requirements and what is considered a timely response
- Investment of Reserves
  - Question regarding whether we need to invest our reserves - CND follow up with H-S

- Enforcement Policy
  - Confirm policies – are they pro forma can we change much
  - Incurring costs can we pass on the costs to owners
  - Otherwise policies are approved

### ARC issues

- 892 Shady Lane – Shanahan property
  - Have not yet approved plans and issue of extension of project into area beyond land – however easement agreement to pick up additional 500 square feet
  - HOA and Arc contacted and inspected projects
  - Work is substantial – water drains into the back of the yards
  - Big pipe behind homes
  - May need to consider mitigation
  - Water problem – can't create a flood plane
  - Water has occurred since wall constructed on corner of Shady Oak
  - Piles of dirt blocking off road
  - Skip contacted yesterday – do not yet have a plan
  - Sam Bishop with the City was consulted by Tasha regarding how plans will affect open space, water, impact etc.
  - Action item- Tasha will email Sam regarding the project
- Cul de sac at end of Glen Ridge that connect Glen Ridge and Buffalo Ridge – bollards at the end as a result of Buffalo Ridge being gated
  - Emergency vehicles can go through

- A resident has started to remove bollards to gain entry into buffalo ridge
  - **Bollards belong to City-**
  - Fire Department is referring up chain of command
  - Buffalo Ridge Board not responded
  - **Action item- Tasha will talk with residents and if no response Skip will write letter requesting reciprocity for access as well**
- Palumbo projects and correspondence to Board
  - Work has continued for long period of time
  - Have requested approval for Trellises
  - Want to abide by policies
  - Letter from Palumbos – felt like they were being harassed –
    - Skip will Respond- abide by ARC guidelines, with respect to project they have to be aware that they need to follow guidelines, removal of refuse and garbage put out at 5 pm night before
    - Action item- Tasha will update contact and forms with ARC
- Other

#### HOA party

- Status – August 13
  - Committee- Tasha, Briea, CND
  - Photo booth
  - Face painting
  - Food- order pizza and order from Italian catering- Tasha will arrange

- Balloon animal guy
- Characterture
- Fire truck – Tasha
- Table and chair rentals- Briea
- Raffles prizes
- Karaoke
- Speaker rental
- Baby bouncy house
- Tasha will price pony rides
- Line item – in budget
- Scorioano notification status
  - Tasha will discuss with them regarding party dates and any parking modifications  
may be necessary

#### Newsletter – update

#### Dogs on Oak View

- Action items – Tasha will call and check on noise ordinance and we can follow up if issue continues

#### Other Business

- Landscaping by entry- has been remedied
- Action Item – Skip will prepare letter to owner regarding not maintaining backyard that needs to mow/maintain
- Goat mitigation - Briea has checked on goat mitigation – neighborhood uses it every summer for 22 acres of open space – goats for 8-9 days
  - Board has gotten grants for the goats
  - Cost with no grants- about \$5000 for neighborhood – less for each neighbor
  - Goats mitigate everything

- Budget for 2017- goat mitigation and look into coupling with adjacent neighborhood
  - Community event?
- Start in early summer- mid June

Next Steps re Document Update

By Next Friday – July 8<sup>th</sup> everyone will review and provide comments

Approvals by written consents of BOD

BOD will use due diligence and frequent communication with HOs

Letter with proxy – regarding sending in approval to documents

- Self-addressed stamped envelope

Next Meeting

- August 4<sup>th</sup>, 6:30 pm Bob Tiddens

Tasha closes meeting at 8:40 pm and Skip seconds