



**Glen Oaks Home Owners Association
Castle Pines, Colorado 80108**

**Glen Oaks Annual Meeting of Homeowners
February 27, 2017
CPN Metro District Building**

Meeting called to order by Skip Thurnauer at 7:02 pm. Members present: Skip Thurnauer, Briea Berry, Robert Tiddens, Carmen Decker, Tasha Verebelyi. Charlie Heard present for financial overviews.

- Introductions of Board Members and HOs Present
 - Skip Thurnauer - President
 - Briea Berry – Vice President
 - Carmen Decker- Secretary
 - Robert Tiddens- Treasurer
 - Tasha Verebelyi – Member at large
- Approval of 2016 Annual Meeting Minutes
 - Unanimously approved by those present
- Proxies Received – 10 proxies
- Financial Report
 - Provided Budget Summary and covered major expenses
 - Landscaping
 - Water
 - Document Update
 - Neighborhood Events
- 2016 in Review
 - Four Ds
 - Dog fence
 - Dog barking
 - Drainage
 - Documents
 - 2016 Other Issues

- Varicose Streets
 - Snow Removal
 - Xmas trees & light
 - Landscaping issues, the front flower boxes
 - Discussion of other community issues, concerns, recommendations
 - Send electronic contact list to homeowners upon request
 - Fire mitigation – discussion of goats for fire mitigation – cost is lower – potentially can get grants and join other neighborhoods
 - Mailboxes – some of the posts are rotting
- Charlie Heard – financial overview
 - July to July, financial year
 - Opening balance
 - Revenues
 - Major Disbursements
 - Closing Balance
- HOA Document Update & Compliance
 - 2016 annual meeting approval of document revision plan
 - Due Diligence and selection of Hindman Sanchez, PC
 - HOA Board Response to document questionnaire
 - Iterative Document revision and Board responses
 - Final document for Board review
 - HOA Member input, revisions, edits
 - Final document with proxy to HO
 - Then lienholder approval process
 - Notice of next meeting – email to HOs regarding the meeting to discuss comments
 - Next Steps
 - Print copies
 - Incorporate comments
 - Final documents delivered to Board
 - Approval by HOs
 - Certified mailing to lienholders
 - Public notices
- Election of new officers for 2 year terms
 - Nomination of Michelle Brown
 - All in favor – approved by quorum of home-owners present
 - Nomination for CND for another term
 - All in favor – approved by quorum of home-owners present
- Questions and comments

Adjourned at 8:05 pm