



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

**Glen Oaks BOD Meeting
July 12, 2018 at 7:00 p.m.
The Ridge, CPN**

Meeting called to order by Skip at 7:10 pm. Members present: Skip, Briea Berry, Carmen Decker, Tasha Verebelyi, and Michelle Brown.

- Approval of Minutes
 - Michelle moves to approve, Briea seconds
- New Officer
 - At large position has been filled by previous Board Member Tasha Verebelyi
- Financial Report
 - Approved HOA dues increase at 2018 annual meeting was not implemented in July 2018- will be implemented in January 2019 – Michelle will follow up with Charley
 - Discussion 2018-19 Budget – Michelle will follow up with Charley Heard
 - Goats will need to be accounted for in Budget for fire mitigation – under 10(a)
 - Need to account for increase in dues starting in January 2019
 - Welcome baskets – need to increase budget

- Budget for 2019-2020 should reflect dues increase
- Document Approval – Progress Report
 - Official 60-Day mortgagee response period ended on June 8, 2018. The A&R Declaration can be officially signed and recorded.
 - President and Secretary will execute documents for recording on July 24, 2018 in front of notary.
 - CND Action Item- request Kim McGuire archive old policies to reflect current updated policies
- Architectural Review – Pending Issues
 - A lot of activity and new Homeowners request
 - HO's need to formally request approval
- Summer Common Area and Maintenance
 - Entry Boxes look good
 - Approved invoice
 - Goats
 - Notice was short given the pace of other neighborhoods
 - Feedback was very good from neighborhood
 - Noticeable improvement in low ground cover and branches on scrub oaks
 - There were some loud barking dogs that prevented goats from getting too close to certain areas
- Summer Block Party
 - Official Date - September 15, 2018 from 4:00 pm to 8 pm
 - Tasha- Food and Drink Service – Cranelli's
 - Will change the menu a bit
 - CND- Big Bouncy Slide
 - CND- Photo Booth
 - Briea- Face Painting

- Tasha - Henna Tattoos
- Tasha - Portable Arcade
- Tasha and Briea - Raffle – more kids gifts – about 15 gifts and cards and businesses
- CND and Briea- Hula Hoop
 - Prizes for Hula Hoop contest
 - Break down age groups
- Michelle- Rock Painting
- Tasha- Fire Department - ideas for interactive games
- Michelle- Table and Chairs- probably won't do tent
- Skip – will pick up ice
- Briea- sign and flyers
- Tasha- Connect with CP Connection regarding pictures for Block Party
- New Residents and Welcome Basket
 - Board will divide and deliver baskets based on proximity to new neighbors
 - Need to have assembly party
- Other Business/Issues
 - Newsletter – Briea will get out before end of July
 - Block Party
 - Dues Update
 - Goats
 - Trash can reminder
 - Document update
 - Back to School Reminder
 - Michelle will follow up on Halloween decorating contest
 - Michelle will follow up with HO on increase in dues
 - Bear siting in neighborhood

- Clean Up Website – as outlined above
- One HO Complaint about Various Issues
 - Dead back yard
 - Diseased Trees
 - Trash cans being placed early
 - Trash cans on side of house
 - Board has discussed issues and Board will remind HOs regarding regulations related to trash cans and follow up directly with HOs regarding other complaints

Skip closes meeting at 9:25 pm and Tasha seconds.

Next meeting August 12, 2018 at 6:00 pm at TBD