



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

GLEN OAKS ANNUAL MEETING OF HOMEOWNERS
February 6, 2018
CPN Metro District Building

Meeting called to order by Skip Thurnauer at 7:02 pm. Members present: Skip Thurnauer (President), Briea Berry (Vice President), Carmen Decker (Secretary), Michelle Brown (Member at Large), Tasha Verebelyi (Treasurer-Absent). Charlie Heard present for financial overviews.

- Board & Guest Introductions
 - Members
 - Guests
 - Einar Jensen – S. Metro Fire District Fire Rescue
 - Charley Heard, Financial Review
- Proxies received- 8 HO proxies
- Sign in sheet circulated
- Approval of 2017 Annual Meeting Minutes
 - Skip votes to approve and Briea seconds- all present in favor
- Fire Department & Fire Mitigation
 - Einar Jensen- Lone coordinator of fire mitigation
 - Provided Information regarding “Ready, Set, Goat”
 - Goal is to create wild fire adapted communities
 - Wild fire prone Ecosystem
 - Need to manage ecosystem so when fires come through homes and structures survive
 - Homes survive wildfires because homes were prepared
 - We have moderate to high risk in our community
 - Protects first responders
 - Open Space Goals-
 - Protect Families and Home
 - Manage shared land in GO through long term solutions
 - Balance native processes
 - Encourage and live well with wildlife

- Be proud of where we live
- Mitigation Options
 - Chemicals
 - Chain saws/handsaws
 - Machines
 - Goats
- Why Goats
 - Goats improve the ground - goat trails look better than machinery
 - Aerate soil, reduce soil erosion
 - Destroy weed habitat
 - Deter oak regeneration
 - Pine Ridge Fire and Weed Mitigation Program
 - Treated 8 acres in 6 days for \$6,000
 - \$2,200 start-up fee that all participating communities can chip in to contribute
- 2016
 - All in with 2016
 - Obtained grants, awards and contributions
 - Project – 16 acres, 14 days, \$14,200
- 2017
 - Expanded to the Retreat
 - Project at Rock Canyon – AP Environmental Science are obtaining and analyzing data
- One treatment is best per year for 3 – 5 years
- Our open space is approximately 6.5- 8 acres
- 300 goats a day to treat an acre
 - Eat for 4 hours and sleep for 4 hours
- Goal is to minimize vertical flame so firefighters can fight fires from the ground
- Have not yet lost a goat to any predators
- Wranglers and dogs
- One person is always on site
- Coverage from deputies
- Next Steps
 - Last mitigation was 2014
 - Approve Goats for GOs
 - Plan for 2018
 - Build Partnerships
 - Identify the treatment area
 - Conduct a walk-through
 - Ready, set, goat?
 - Cost in a special assessment would be approximately \$80.00 for homeowners – total cost approximately \$5,500
 - Fire Department is going to be working on contributions/grants
 - Would have schedule by mid-May
- Financial Report

- Charley Heard provides financial reports to members present
 - First sheet is current fiscal year June 30th through June 30th
 - Second sheet is planning document for annual budget – Heard proposed for Board’s consideration
 - 2 prior years of receipts and disbursements
 - Projections based on cost of living increase (3% in projected expense component)
 - Seven months into fiscal year from July 2017 through January 2018
 - Discussed the different columns
 - Discussed actual and variances
 - Main Variances were landscaping & repairs and water
 - Repairs have been significant – will likely have to replace the irrigation system at some point in near future
 - May have variance regarding governing documents and may have excess that can be allocated to different expenses
 - Bank Account Balance as of January 30, 2018 approximately \$73,000
 - At end of fiscal year should be adequate reserve with approx. \$54,000 in bank account – standard is to have one-year worth of expenses in reserve

- 2017 Year in Review
 - Few major issues in 2017
 - Document revision and approval
 - Social events
 - Community party
 - Progressive dinner
 - Architectural Review Committee Issues
 - Failure to request approval prior to project initiation
 - Maintenance issues
 - Tree maintenance
 - Entry flower box maintenance
 - Do we pay more for maintenance or do we have homeowners assist with maintenance

- HOA Document Update & Compliance
 - 2016 Annual meeting approval of document revision plan
 - Due diligence and selection of Hindman Sanchez P.C.
 - Iterative document revision and Board responses
 - “Final” document approval by HOA Members
 - Mortgage holder approval submitted & public notice
 - Filing of documents
 - Next Steps
 - Addition of HOA “Rules”

- By adding rules to HOA documents we can address issues that are of concern to the community without the more laborious and costly process required to revise the HOA Covenants and official documents of governance
 - These additions can be made in the future to address the changing needs of the Glen Oaks HOA
- 2018 Issues
 - Fire Mitigation
 - Entry Maintenance - need to evaluate obtaining bids for maintenance
 - HOA Road Maintenance
 - Monarch Road Maintenance
 - HOA owns a portion of land on Monarch road
 - Can we approach Castle Rock/Golf course regarding the land? Maintenance issue with no benefit to HOA.
 - If not will likely need to allocate money for maintenance of the area
 - Motion from HO Ray Marquez to increase \$10 per month – motion seconded and all approved - effective July 1, 2018 invoice
 - Briea motions to vote to do goat mitigation – Skip seconds all approve
 - Expanded Community Activities
 - Have had some suggestions for Holiday parties and decorating/costume parties
 - Put suggestions in newsletter and evaluate response
- Resident’s Issues & Questions
 - Use of open area – mitigation, picnic tables, trails?
- GO HOA Board Nominations & Election
 - BOD Members Terms up for expiration – Briea and Skip
 - CND moved to approve, Michelle seconded and all approved
 - Nominations submitted to Board- note
 - Nominations from floor
 - Voting for Board by attendees and counting of proxies (with goal of 5-7)
 - Nominations to Architecture Review Committee

Adjournment at 9:14 pm