



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

GO BOD MEETING

Glen Oaks HOA

April 15, 2019

Decker Residence, Castle Pines North

Meeting called to order by Skip at 6:45 pm. Members present: Skip, Briea Berry, Carmen Decker, and Tasha Verebelyi, and Michelle Brown (Bucky Polk absent); HO Ben Koeneker also present.

- Discussion of cottonwood tree between Sjoden & neighbor's properties
 - Rob Sjoden presents power point regarding cotton wood tree issue with neighbor
 - Sjoden has incurred \$2,000 in expenses to date and will cost another \$2200 to remove tree and stump
 - According to surveyor 75% of the tree root is on neighbor's property and 25% of root is on Sjoden property
 - Sjoden Three Goals
 - Recognition that on property
 - Agreeing to removal
 - Agreement on payment of removal
 - Declarations provide as follows:
 - BOD wants to encourage amicable resolution (\$8.1)
 - HO responsibility to keep the tree in pruned and well-kept condition (\$5.6)
 - Moderate risk of falling or dying within three years
 - BOD hope that it can be resolved and not impede the sale of the house or end in litigation
 - Possible solution of splitting costs of removal of tree between HOs
- Minutes January 2019 meeting – Skip moves to approve, Tasha seconds
- Financial update
 - Reserve meets requirements
 - No major exceptions to finances
- Discussion regarding the development of rules
 - Process including community input
 - Timing and goals – by end of 2019
 - Fine Schedule

- CND will follow up with counsel regarding rulemaking process
- Skip will review other area HOAs and Master HOA for example rulemaking

- Update on Goats II
 - Grants were requested have not yet been approved – potential for \$15,000 that would be split across CPN neighborhoods
 - Can plan meetings to discuss goat mitigation
 - Will get estimate – we believe it will be cheaper than last year
 - \$1,000/day
 - Pine Ridge is contracted and scheduled

- Spring/Summer Newsletter
 - Tasha will take newsletter with goal to be send in early June 2019

- Planning ahead – new neighbor basket & neighborhood party
 - Summer Block Party - Tentatively scheduled for August 17, 2019
 - One gift basket left to hand out

- Other Business/Issues
 - Discuss recurrent HO issues
 - CND - Follow up with H-S regarding rulemaking

Skip closes meeting at 8:45 pm and Tasha seconds.

Next meeting May 29, 2019 at 6:30 p.m. at Ridge.