



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

## **GO BOD MEETING**

Glen Oaks HOA

November 4, 2019 at 6:30 pm

Duke's Restaurant, Castle Pines

Meeting called to order by Skip at 6:42 pm. Members present: Skip, Briea Berry, Carmen Decker, and Tasha Verebelyi (Bucky Polk absent). Ben Koeneker also present.

- Review of last meeting's minutes
  - Skip moves to approve and Briea seconds
  
- Financial report
  - Discussion 2019 budget and expenses
    - \$4500 Over budget on fire mitigation and HOA summer block party
    - Variance on fire mitigation – charged for full 7 days plus costs for set up and transportation and 3% cost of living
    - Next year will not use goats for mitigation – reevaluate for following years
  - Accounts receivables
  
- Home Sales
  - 2 in last two weeks
  - 3 new homeowners need to welcome
  - Need to move forward on welcome baskets
  
- Architectural Review Committee – Issues
  - Routine requests primarily related to dumpsters
  - No additional issues presently
  
- Discussion regarding the development of rules
  - Process including community input
    - CND – follow up with Hindman Sanchez
  - Examples from other HOAs
    - Skip – prepared draft of Rules
    - Next steps – each BOD will go through and each prepare revisions to the draft documents

- Next meeting – will discuss proposed revisions
    - Timing and goals
  - Discussion about proposed Elimination of Master HOA – Board consensus and next steps
    - Board agrees that the Master HOA has outlived its mission
    - May receive a refund to the HOA of the Master HOA reserves divided proportionally
    - Chamber and City will continue the community events
    - Questions
      - Will events continue
      - How would we move forward with the guidelines promulgated by the Master?
      - Design guidelines being passed down?
      - Is the money going to be refunded to the HOAs?
      - Are there any limitations or restrictions on how HOAs use money?
    - Each of the 21 neighborhoods vote on dissolution on November 14, 2019
    - 2 neighborhoods do not have HOAs
    - Master Website would be eliminated
    - Dissolution is contingent on the City waiving the lien on the reserve – approximately \$400,000
    - Next steps
      - Delegates for each HOA to come to a formal vote
      - Pros and Cons of dissolution of Master HOA
        - With new developments many new CP residents that will not be part of the Master HOA
        - Unknowns –
          - How would community events be run and would they continue?
          - Who is paying more for the events?
          - What is the partnership between Master HOA and Chamber?
          - Master spends approximately \$46,000 for events
          - \$137,768 going in with dues
          - Administrative expenses- \$53,000
          - \$10,800 per year on website
      - Send email to HOAs regarding position on dissolution
- Other Business/Issues
  - Skip moves to nominate Bucky Polk – Position of Treasurer and Carmen seconds

- Briea will send out Flyer regarding creating interest for new members on Board for BOD review
- Will outreach regarding interest in progressive party and feedback on block party and ideas for block party
- Garbage Issues from Last Week
  - Evaluate issues related to no pick up last week and improving service moving forward
- Holiday Entrance Lights Status
  - Paid for lights to obtain discount
  - Will be put up over next few weeks
- Website
  - We need to update GO website with new information/contact information
  - Briea will follow up
  - Transition of website if Master Association is eliminated and timing of transition
- Newsletter
  - Discussed options for platforms
  - Twice a year is a goal
  - Can send as an email or with PDF
  - Will plan to send a newsletter in the next two month
  - Content- Reminders for the season, contact with trash removal, status of Master HOA, annual meeting date, hold for February 3, 2019 at 7:00 pm
- Next Meeting – TBD at 6:30 pm at Duke's
- Adjournment- Meeting closed at 8:50 pm by Skip, Briea seconds.