



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

GO BOD MEETING

Glen Oaks HOA
October 24, 2022

Meeting called to order by Tasha at 6:11pm. Members present: Dave Canaday, Bucky Polk, Carmen Decker, Tasha Verebelyi and Briea Berry.

- Tasha moves to approve last month's meeting minutes, Briea seconds. Minutes approved.
- Financial report – 10/01/2022
 - All in order. No concerns from the board.
- Landscaping and Irrigation
 - Main water line is fixed. When they originally replaced it, they didn't do the main line but all things HOA/above main line. No cost to Glen Oaks HOA.
 - Briea to organize sprinkler blowout and shut off for the year.
 - Broken sprinkler head to be fixed in the Spring when it is turned back on.
 - Dead tree at entrance has been removed.
 - Board discussed replanting of new tree and stump grinding. Agreement that replacing the tree is worthwhile to ensure the health and aesthetics of the front as well as making it look symmetrical with the other side. Tasha and Briea to get quotes to determine the best vendor to handle. Planting will not happen until the Spring.
 - Briea to confirm that the beetle spray to protect the remaining trees is on schedule.
 - HOA to explore new vendors for Spring 2023 to handle all aspects of landscaping and irrigation of front entrance to centralize services if possible.
- Block Party Recap
 - Event was considered a success. Large turnout of homeowners.

- Food vendors and activities were well received and we plan to explore them again next year.
- Goat Fire Mitigation Recap
 - New vendor did a good job. Job ultimately came in under budget.
 - Goats help mitigate about half of our addressable fire risk; board is assessing at what point we might need to bring in another company (aka men and machines) to cut all the dead that has accumulated within the open space which would bring our fire risk down quite a bit more.
 - Briea to reach out to Einar CPN Metro Fire to explore options for further mitigation.
- Halloween Decorating Contest
 - Judging next Sunday @ 4pm, all kids meet at entrance for voting.
 - Carmen to get prizes for 1st, 2nd, and 3rd place winners.
 - Tasha to send out reminder email tomorrow 10/25.
- ARC Update
 - No new issues to discuss.
- Winter Newsletter
 - Snow Plow reminders (i.e. cars in streets, etc)
 - Committee Volunteers
 - Welcome New Neighbors
 - Winner of Halloween Decorating Contest
 - Potential January Adult Only Event
- Other Business/Future Planning
 - Dues Increase – Recommendation from Glen Oaks HOA Financial Advisor is to increase dues in order to replenish our reserves. Glen Oaks is running a little short and with inflation we can operate as normal this year, but will need to plan for inflation and future projects
 - Bucky to work with Charley on specific recommendations, timing and amount increase.
 - Trucks going through Open Space – there are trucks using the open space along the south side of Glen Ridge drive to gain access to open space. We

- aren't sure who they are or why. Tasha to investigate if it is a homeowner landscaping project or from the golf course.
- Board to update ARC form to address any damage to neighboring lots or HOA open space.
 - Fall Neighborhood Walkthrough
 - Planned for Sunday, November 13 @ 2pm
 - Holiday Lighting – Briea to contact Swingle to get pre-season discount and schedule installation
- Meeting adjourned at 8:18pm