



**Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108**

**GLEN OAKS ANNUAL MEETING OF HOMEOWNERS  
March 4, 2019  
CPN Metro District Building**

Meeting called to order by Skip Thurnauer at 7:04 pm and Briea seconds. Members present: Skip Thurnauer (President), Briea Berry (Vice President), Carmen Decker (Secretary), Michelle Brown (Treasurer), Tasha Verebelyi (Member at Large). Charlie Heard present for financial overviews.

- Board & Guest Introductions
  - Members
  - Guests
  - Charley Heard, Financial Review
  
- Proxies received- 4 HO proxies
  
- Sign in sheet circulated to Members
  
- Approval of 2018 Annual Meeting Minutes
  - Skip votes to approve and Briea seconds- all present in favor
  
- Financial Report
  - Charley Heard provides financial reports to members present
    - First sheet is current fiscal year June 30<sup>th</sup> through June 30<sup>th</sup>
    - 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)
    - 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
  - At end of fiscal year should be adequate operating reserve with approx. \$45,000 in bank account – standard rule of thumb is to have one-year worth of expenses in reserve
  - Goal is to come in on budget and operate with slight variance
- Home Rule Charter- Charley Heard
  - Charter is to City as the Constitution is to the United States
  - Dictates governing, passing ordinances
  - Judge that Governs the Charter
  - Group was elected in November 2018 for the Charter Commission
  - Final presentation to City Council and Mayor – no say – goes on ballot for community to accept ballot or not
  - Will come out on ballot in March, 2019- special election
  - Home Rule Charter posted on the CPN website
  - 100 Charter communities in Colorado
  - Summary sheet of major towns that have Home Rule and gleaned our Home Rule Charter
  - Goal- to put control and authority in hands of local community
  - Home rule charter does not change rules on taxes including TABOR rules
  - Limits the ability to raise taxes without getting approval of residents at large
  - Reaffirms structure already in place- formalizes structure regarding redistricting
  - Rules in regarding redistricting and keeping balanced as growth occurs
- 2018 Year in Review
  - Major accomplishment - Document revision and approval completed
  - Fire Mitigation with Metro South Fire District and goats – overall appears to have been successful. Each following year should be cheaper in order to alter the terrain and make long term changes. Discussed opportunity for grants. Issue of dead trees – may need to evaluate other options for trees. Will consult with the Fire Department regarding timing of next fire mitigation with goats.
  - Community Activities & Social events
    - Summer Block Community party
    - Progressive dinner
    - HOA common area maintenance
    - Halloween Decorating Contest
    - Holiday Lights
    - Street Maintenance – pothole& “varicose veins”
    - FAQs- Garbage collection and bins, barking and roaming dogs, etc.
  - Issue with crosswalk crossing Monarch to open space
  - Home Sales in last 18 months
  - Architectural Review Committee Requests

- 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 planting and maintenance
- Resident's Issues & Questions from Floor
  - Strip of land that is overgrown
  - Very small portion is ours- the rest is the town of CPN Metro District
  - Not our responsibility
  - Raise the issue of the City or Metro District to address the overgrowth and all easements
  - Garbage Cans- rule is to bring them out on Sunday and bring them back Monday - can address this issue if necessary in Rulemaking
  - Dead trees- need to address dead trees on homeowners properties
- Rules
  - Can be promulgated by the Board
  - May need to evaluate a list of fines
  - Can revise the rules as needs of the community change
- GO HOA Board Nominations & Election
  - Buckey Polk and Ben Koenecker agree to serve on Board – BOD accepts nominations
  - BOD Members approved for additional term
    - Michelle Brown and Carmen Decker

Adjournment at 8:24 pm by Skip and Michelle seconds