



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

## **GO BOD ANNUAL HOMEOWNER MEETING**

Glen Oaks HOA  
February 26, 2023

Meeting called to order by Tasha at 6:53pm. Members present: Carmen Decker, Tasha Verebelyi, Briea Berry, and Dave Canaday. Charley Heard of Heard Financial, also present. Members absent: Bucky Polk

- Tasha makes meeting introduction, agenda for the evening. Introduces each member of the BOD.
- Review of last year's annual HOA meeting minutes. Minutes approved.
- Financial Update
  - Dues increase – dues had not increased since 2019. Increased now \$30 (twice per year). New dues are \$420 biannually.
  - Tasha reviews what neighborhood items dues cover for homeowners
  - 2022 Financial Summary Review
    - Board changed fiscal year from July – June to calendar year at the recommendation of Charley Heard.
    - 2022 fiscal year expenses came in below initial budget forecast
    - Sprinkler system replacement has significantly decreased our water bill and has been positive to date.
    - Charley Heard reviews 2022 vs 2023 financial summary – first look at next year's budget and explanation of reserve balance, Colorado regulations and benefits of maintaining zero net income.
- 2022 Review
  - Welcome new neighbors
  - Block Party review and feedback (changes, what to keep)

- Fire Mitigation – Goats in 2022 were successful with new vendor and far less expensive than previous years. Happy with the outcome and board will also need to look into cutting dead scrub oak at some point in the near future.
- Community Activities and Updates
  - Newsletter – moved to online, comes out 3x/year; looking to add text message option for next year
  - Halloween Decorating Contest – kids were the judges again this year and it seemed to be a hit. Plan to continue next year.
  - Graduation Banner – started in 2020 and have continued; be on the lookout in Spring newsletter to submit your graduate – we want to make sure we don't miss anyone
  - Snow removal and street repair – because we are not a gated community, the city is responsible for our roads. Review of who to call for repairs and concerns. Board is happy to help contact the city when necessary.
- 2023 Plans
  - Community Activities
    - Keep block party as planned – positive feedback from homeowners.
    - New ideas to create more opportunities for homeowners to get together and have a more involved community. Will try a men's event and a women's event in 2023.
    - Neighborhood Garage Sale will be April 28/29
    - Open to suggestions and new ideas
  - Join a Committee – the HOA board is full for 2023 but we definitely need help with committees, marketing, events, planting, welcome baskets, etc. Please contact the board if you are interested in participating.
  - Communications intern position available for anyone interested and needing volunteer hours.
- ARC Reminder – if you plan on any improvements, please remember to submit a form for review to the committee. The ARC committee will review and approve in line with guidelines and rules.
- Questions/Concerns, Issues from the floor

- Street light – possible addition of new streetlight on Glen Oaks Avenue. One streetlight is also out near Meadowrose Lane. Board to call CORE to discuss both topics.
  - Board to look into spraying neighborhood trees to avoid beetle kill. Will handle entrance trees but will also look into neighborhood discount and put information in next newsletter.
  - Board will look into text message alerts for things like trash delays and wildlife sightings, newsletters, etc. in addition to the email newsletter.
  - Personal property tax concerns with the open space – find out tax implications for open space owned by Glen Oaks for acreage.
  - Mailboxes – revisited specs and project quotes for redoing all mailbox posts for entire neighborhood.
  - No outlet signs – might make sense to move them to a more prominent placement closer to the entrance of the neighborhood. Board to look into the placement and options.
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- Meeting adjourned at 8:07pm