

**THE OAKS OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY JANUARY 23RD, 2017  
TOWN OF CASTLE ROCK FIRE STATION,  
TRAINING ROOM  
300 Perry Street  
Castle Rock, CO 80104**

**ESTABLISH A QUORUM** The meeting was called to order at 6:40pm by Director Zurek. The following Board members were present for quorum.

Lidia Zurek, President

Steve Johnson, Secretary/Treasurer

Three homeowners were present. Molly Ryan with Metro Property Management was also present

**I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**

**Board Announcements** – It was announced that Molly Duffy's home has a contract and is closing in a few days. Director Duffy officially resigned from the Board this evening. Director Zurek will chair the meeting. On a motion duly made and seconded, it was unanimously resolved to appoint Tom Dailey to the Board to fill the term. Tom accepted the appointment and will serve as the Vice President. Tom joined the Board at the head table.

**Board Approves the Agenda** – On a motion duly made and seconded, it was unanimously resolved to approve the agenda

**Board members disclose any conflicts of interest regarding agenda items** – There were no conflicts of interest among the members of the Board.

**II. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings** – No hearings are scheduled

**Board members review correspondence from the community** - The Board reviewed the correspondence. There was no comment.

**III. MINUTES – October 24th, 2016** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from October 24<sup>th</sup>, 2016

**IV. FINANCIALS STATEMENTS – Oct - Dec 2016** – On a motion duly made and seconded, it was unanimously resolved to approve the financials from Oct to December subject to final audit.

**V. UNFINISHED BUSINESS**

**Manager's Report** – Management supplied a written report of items completed since the last meeting.

**VI. HOMEOWNER FORUM** – The Homeowner Forum including comments about the excessive noise from dogs in the community. One homeowner reported there are recurring dogs at large. Another member reported oil stains at 1394 Willow Oak Road.

**VII. NEW BUSINESS**

**Commercial Vehicle Survey Results** – Next Action The Board would like to hire an attorney to address the next step in the commercial vehicle survey. Management will publish the results in the next newsletter.

**2017 Management Agreement** – On a motion duly made and seconded, it was unanimously resolved to approve the 2017 Management Agreement

**Reserve Fund Resolution** – On a motion duly made and seconded, it was unanimously resolved to transfer for the operating surplus funds of \$18,030.64 to the reserve fund.

**2017 Objectives** – The Board would like to have a light installed at the end of Willow Oak Road. Molly will contact the adjacent homeowners. The Board would like to have two garage sales. One on May 20<sup>th</sup> and one on September 23<sup>rd</sup>. The Board would like to schedule an event after the May garage sale where another bounce house or similar attraction would be used.

**Newsletter** – Items for the newsletter include the garage sales, reminders about the dog noise, leashes and cleaning up waste. The newsletter will also include the results from the survey. Email blast correspondence

**Next Meeting Date and Location** – Monday April 24, 2017 at 6:30pm Town of Castle Rock Fire Station. Board members confirmed their availability

**Other** – There were no other items brought before the Board.

## VIII. REPORTS

### ARC Committee

**2705 Live Oak Court** – On a motion duly made and seconded, it was unanimously resolved to approve the paint scheme proposed.

**2697 Live Oak Court** - On a motion duly made and seconded, it was unanimously resolved to approve the paint scheme proposed. t

**1577 Willow Oak Road** - On a motion duly made and seconded, it was unanimously resolved to approve the paint scheme proposed.

**1565 Willow Oak Road** - On a motion duly made and seconded, it was unanimously resolved to approve the paint scheme proposed.

**Social Committee** Spring Fling Event will be included in the newsletter

**IX. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:15pm

**X. EXECUTIVE SESSION (Discuss delinquencies)**

Respectfully Submitted by Molly Ryan: