

**THE OAKS OWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, JANUARY 23, 2018 6:30-8:00
PHILIP MILLER LIBRARY, CASTLE ROCK ROOM EAST
100 S. Wilcox Street Castle Rock, CO 80104**

The meeting was called to order at 6:36 p.m.

ESTABLISH A QUORUM (Two of the Three directors needed)

Lidia Zurek, President

Steve Johnson, Secretary/Treasurer-ABSENT

Darcy MacKnight, Vice President

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

Board approves the agenda or makes motions to recommend modifications-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 items to disclose regarding agenda items.

Board member announcements-The Board announced that Darcy Macknight was appointed to the Board at the October 2017 meeting.

II. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-There were no hearings scheduled.

Board members review correspondence from the community-The Board reviewed correspondence from a homeowner regarding a \$100.00 fine they were assessed for odors. After reviewing correspondence from the homeowner and the complainant, on a motion duly made and seconded, it was unanimously resolved to waive the \$100.00 fine.

III. MINUTES – October 30, 2017-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the October 30, 2017 meeting.

IV. FINANCIALS STATEMENTS – October/November/December 2017-On a motion duly made and seconded, it was unanimously resolved to approve the October, November, and December 2017 financials, subject to final audit.

Ratification of the 2018 budget-On a motion duly made and seconded, it was unanimously resolved to ratify the adoption of the 2018 budget.

V. UNFINISHED BUSINESS

Manager's Report-The Board reviewed the Manager's report submitted at the meeting.

Status of Retaining Wall Assessment-Management presented one proposal for the retaining wall assessment and explained that the other bidder would not respond to the request. The Board would like management to obtain one more proposal for the retaining wall assessment.

Declaration Revision to allow Commercial Vehicles-Management explained that the attorney is still in the process of reviewing the results of the survey of the residents and proposing language for a possible Declaration revision.

VI. HOMEOWNER FORUM – There were 10 homeowners in attendance. Topics included: the open lot development, parking issues, and dog waste and trash in the open area.

VII. NEW BUSINESS

2018 management agreement-On a motion duly made and seconded, it was unanimously resolved to approve the 2018 management agreement with Metro Property Management.

2018 attorney fee schedule-The Board reviewed the 2018 attorney fee schedule.

Airbnbs-The Board would like to consult with the attorney about surveying the owners regarding a Declaration amendment to prohibit short-term leases and Airbnbs.

Next Meeting Date and Location-Monday, April 23, 2018 at 6:30pm, which is the Annual Meeting, at the Philip S. Miller Library in Bank Room East.

Board member titles-The Board unanimously agreed that Darcy MacKnight will take the role as President and Lidia Zurek will take the role of Vice President.

VIII. REPORTS

ARC Committee

1351 Willow Oak Road-On a motion duly made and seconded, it was unanimously resolved to approve the installation of new windows.

IX. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:00 p.m.

X. EXECUTIVE SESSION (Discuss delinquencies)

Respectfully submitted by Jennifer Wyman