

**THE OAKS OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, JANUARY 28, 2019 AT 6:30 P.M.  
PHILIP MILLER LIBRARY, **BANK ROOM EAST**  
100 S. Wilcox Street Castle Rock, CO 80104**

The meeting was called to order at 6:30 p.m.

**ESTABLISH A QUORUM (Two of the Three directors needed)**

Darcy Macknight, President-absent  
Will Skelton, Vice President

Lisa DeCesare, Secretary/Treasurer

**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 conflicts to disclose.

**Board member announcements-**There were no announcements.

**II. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings-**None scheduled

**Board members review correspondence from the community-** The Board reviewed correspondence from the community, as necessary.

**III. MINUTES – October 29, 2018-**On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the October 29, 2018 meeting.

**IV. FINANCIALS STATEMENTS – October-December 2018-**On a motion duly made and seconded, it was unanimously resolved to approve the October-December 2018 financials, subject to final audit.

**Ratification of the 2019 budget-**On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the 2019 budget with a \$2.50 per quarter dues increase.

**V. UNFINISHED BUSINESS**

**Manager's Report-**The Board reviewed the management report submitted by Metro Property Management.

**Retaining Wall Assessment-RATIFY-**On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the proposal from Knott Laboratories to continue to monitor the retaining wall in mid-December, mid-March, and mid-May for \$1,200.

**Retaining wall assessment report-**The Board reviewed the report from Knott Laboratories for the mid-December reading, no movement was recorded.

**2019 Waste Management agreement-RATIFY-**On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the 2019 Waste Management agreement.

**VI. HOMEOWNER FORUM –** There were 6 homeowners in attendance. Topics discussed included, the commercial vehicle amendment and snow plowing. One homeowner in attendance asked the Board to consider waiving the \$300 in fines assessed for oil stains in the driveway. He explained that it was actually anti-freeze and that he is working on getting the issue repaired. He also explained to the Board why he has an unregistered vehicle in his driveway and asked the Board if

he could cover the vehicle with a car cover to prevent fines from being assessed. The Board informed homeowner that they would get back with him within 10 days with their decision.

## **VII. NEW BUSINESS**

**Tract A-**Management informed the Board that this piece of land is up for sale on March 14, 2019 and that an entity has already paid the back taxes on the land. The Association is nowhere in the chain of title; therefore, the Association does not have redemption rights. The Town's Attorney and Treasurer will review the matter again to determine if the land could possibly be quit claim deeded to the Association from the entity who paid the back taxes.

**Backyard landscape plans-**The Board unanimously agreed that the deadline for owners who still need to complete their backyard landscaping is May 31, 2019. Management will communicate with those owners and inform them of this deadline.

**2019 management agreement-**On a motion duly made and seconded, it was unanimously resolved to approve the 2019 management agreement with Metro Property Management.

**Next Meeting Date and Location-**April 22, 2019 at 6:30 p.m. Philip Miller Library-Bank Room East- (Annual Meeting)

## **VIII. REPORTS**

**ARC Committee-**Nothing to report

**Social Committee-**Anna Macknight of the social committee reported that there was a "men's night out" in January and there is an upcoming "coffee in the park" scheduled for February. She also informed that the committee is working on a progressive type meal event and that the committee is going to meet in April to discuss the summer BBQs.

**IX. ADJOURNMENT-**On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:19 p.m.

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

Respectfully submitted by Jennifer Wyman

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