

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

ESTABLISH A QUORUM (Two of the Three Directors needed)

Darcy Macknight, President
Will Skelton, Vice President
Dan Anderson Metro Property Management
plus thirteen Homeowners were present

Lisa DeCesare, Secretary/Treasurer

- I. Meeting was called to Order at 6:32 p.m.
- II. **APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**
Board approves the agenda or makes motions to recommend modifications – One item was added to the agenda shown below in New Business. 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 - On a motion duly made and seconded, it was unanimously resolved to approve the agenda.
Board member announcements – The Board shared details about the upcoming Halloween Event.
- III. **HOMEOWNER CORRESPONDENCE**
 - Homeowner Hearings – None Scheduled
 - Board members review correspondence from the community –
- IV. **MINUTES – July 22, 2019** - On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the July 22, 2019 meeting.
- V. **FINANCIALS STATEMENTS – July - September 2019**, On a motion duly made and seconded, it was unanimously resolved to approve the July – September 2019 financials, subject to final audit
- VI. **ITEMS TO BE RATIFIED**
 - Give JSC Landscape Notice due to poor service – Approved
 - Accepted Bloom Landscape Proposal for the remainder of the 2019 landscape maintenance services - Approved
- VII. **UNFINISHED BUSINESS**
 - The Management Report submitted by Metro Property Management was presented to the attendees
 - New information received regarding Tract "A". Management was contacted by the owner of Tract "A" Guardian Tax Lien who plans to sell the undeveloped property. Management received 18 written survey results which were presented to the Board. All were in favor of the purchase except for one off-site owner.

VIII. **HOMEOWNER FORUM** – Tract "A" was the primary focus of the Homeowner Forum. Verbal comments were heard and questions were addressed regarding the possible purchase and annexing of Tract "A" by the Association. One homeowner opposed the purchase. The remaining homeowners were in favor of the possible purchase. In general, the homeowners in attendance believe that owning the land is beneficial to the Association providing the undeveloped land is kept as open space. There was limited concern about the care of the land which is already being funded by The Oaks. There was also concern that the Association's liability insurance rate would increase. It was shared that according to the Association's Insurance Agent, rates would not increase as a result of owning the land.

IX. **NEW BUSINESS**

- A. **Association's Attorney Regarding Tract "A"** - On a motion duly made and seconded, it was unanimously resolved to seek legal counsel regarding unanswered Tract "A" questions.
- B. **Holiday Lighting Proposal** - On a motion duly made and seconded, it was unanimously resolved to approve Shad Wilson's 2019-2020 Holiday Lighting Proposal
- C. **Next January Meeting Date and Location** - TBD
- D. **Other** - None

X. **REPORTS**

- **ARC Committee** / During 2019, a variety of Design Review Requests throughout the community including new backyard landscape installations were approved.
- **Social Committee** / Upcoming Halloween Event October 31st

XI. **ADJOURNMENT** - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:53 p.m.

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