

THE OAKS HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY JANUARY 27, 2020, 6:30 P.M.  
PHILIP MILLER LIBRARY, BANK ROOM EAST  
100 SOUTH WILCOX STREET  
CASTLE ROCK, CO 80104

**QUORUM ESTABLISHED (Two of the three directors needed)**

Darcy Macknight, President  
Will Skelton, Vice President  
Dan Anderson, Metro Property Management

Lisa DeCesare, Secretary/Treasurer was absent

- I. Meeting was called to Order at 6:30 p.m.
- II. **APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**  
Board approves the agenda or makes motions to recommend modifications – On a motion duly made seconded, it was unanimously resolved to approve the agenda.  
Board members disclose any conflicts of interest relative to agenda items – There were no conflicts of interest.
- III. **SPECIAL GUESTS** – Arron Monks, from the Town of Castle Rock provided a detailed report on the Plum Creek Parkway Project. All questions were addressed.
- IV. **MINUTES** – October 28, 2019 – On a motion duly made seconded, it was unanimously resolved to approve the minutes from the October 28, 2019 Board Meeting.
- V. **FINANCIALS** – October and November 2019 – On a motion duly made seconded, it was unanimously resolved to approve the October and November 2019 financials, subject to final audit.
- I. **HOMEOWNER FORUM** – It was reported that a truck parked on the street was being started and left to idle very early in the morning. The homeowner was asked to call the Castle Rock Police Department. A barking dog was reported. The homeowner was asked to call Animal Control. A homeowner was concerned about a couple of holes that kids dug in a side hill at Phase 1. The Board confirmed that the holes would be filled to avoid erosion. Tract "A" was discussed. The Board confirmed that there are no plans to develop this land and it will be kept as open space. Know our neighbor social events were briefly discussed.
- II. **REPORTS** –
  - > ARC Committee- None
  - > Social Committee – Brunch 12/21/19
- III. **ITEMS TO BE RATIFIED** –
  - > 2020 Board Adopted Annual Budget was ratified
  - > The Purchase of Tract "A" was ratified. The transaction is complete.
- IV. **OLD BUSINESS** – None
- V. **NEW BUSINESS** -
  - > 2020 Annual Membership Meeting, April 27, 2020, 6:30 p.m., followed by a regular Board Meeting
- VI. **ADJOURNMENT** - On a motion duly made seconded, it was unanimously resolved to adjourn the meeting at 7:39 p.m.
- VII. **MOVE TO EXECUTIVE SESSION** - Discuss delinquency balances

**THE OAKS HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY APRIL 27, 2020, 6:30 P.M.  
VIRTUAL ZOOM MEETING**

**QUORUM ESTABLISHED (All Three Board Members in Attendance)**  
Darcy Macknight, President  
Will Skelton, Vice President  
Lisa DeCesare, Secretary/Treasurer

Dan Anderson, Metro Property Management (In Attendance)

- 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 – On a motion duly made and seconded, it was unanimously resolved to approve the agenda.  
Board members disclose any conflicts of interest relative to agenda items – There were no conflicts of interest.
- III. **SPECIAL GUESTS** – None
- IV. **MINUTES** – January 27, 2019 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from January 27, 2020 Board Meeting.
- V. **FINANCIALS** – December 2019, January, February, March 2020 On a motion duly made and seconded, it was unanimously resolved to approve the December 2019, January, February, March 2020 financials, subject to final audit from January 27, 2020 Board Meeting.
- VI. **HOMEOWNER FORUM** – All questions were addressed during the homeowner forum.
- VII. **REPORTS** –  
ARC Committee  
> 2705 Live Oak Court, Backyard Modifications Approved via Email  
> 1835 Blue Oak Court, Install Cobble, Back Yard, Unanimously Approved at Meeting  
> 1447 Live Oak Road, Install Additional Rock Front Yard, Tabled
- VIII. **ITEMS TO BE RATIFIED** – On a motion duly made and seconded, all items to be ratified were unanimously approved.
  - A. Bloom Floralscapes 2020 Landscape Maintenance Agreement
  - B. Bloom Floralscapes Stop and Waste Proposal
  - C. American Family Insurance One Year Renewal, Start Date 5/5/2020
  - D. Covid-19 / Wave Late Fees for March, April and May 2020
  - E. Approved (2/14/2020) Judicial Foreclosure on 1447 Live Oak Road
  - F. Approved (2/14/2020) Judicial Foreclosure on 1551 Willow Oak Road
- IX. **MANAGER'S REPORT** – Completed Items / Open Pending Items / New Business Items
- X. **OLD BUSINESS** – None
- XI. **NEW BUSINESS** -
  - A. Convenience Store Discussion complete
  - B. Next Board Meeting – July 27, 6:30PM
- XII. **ADJOURNMENT** – On a motion duly made a seconded, it was unanimously resolved to adjourn the meeting at 7:02 p.m.
- XIII. **MOVE TO EXECUTIVE SESSION** - Discuss delinquency balances