

**THE OAKS HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY OCTOBER 23, 2023, 6:30 PM
VIRTUAL ZOOM MEETING**

Quorum Established – Darcy Macknight, Lisa DeCesare and William Busby were present. Dan Anderson with Metro Property Management along with four homeowners were also present. Director Macknight called the meeting to order at 6:31 p.m.

- I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST** – Approved. There were no conflicts of interest.
- II. SPECIAL GUESTS** – None
- III. MINUTES** – On a motion duly made and seconded, it was unanimously resolved to approve the July 24, 2023, Minutes.
- IV. FINANCIALS** – On a motion duly made and seconded, it was unanimously resolved to approve the July, August, September 2023 Financials, pending final audit.
- V. HOMEOWNER FORUM** – One homeowner asked if a Design Review Request Form was needed to replace a roof. A Form is not needed as the roof line is located on a split-level unit. Holiday lighting was discussed. No other comments were voiced.
- VI. SOCIAL COMMITTEE REPORT** – Upcoming Halloween Event is posted on both Facebook and in the Display Cases.
- VII. ARC PROJECTS TO BE RATIFIED** – All ARC projects listed below were unanimously approved.
 - 2519 Valley Oak Road, Window Replacement, Approved 8-17-23.
 - 2512 Valley Oak Road, New Backyard Deck Installation, Approved 8-22-23.
 - 1828 Blue Oak Court, Install Front Yard Mulch, Approved 9-5-23.
 - 2719 Live Oak Road, New Window Replacement, Approved 9-12-23.
 - 2694 Live Oak Court, New Window Replacement, Approved 9-25-23.
 - 2498 Valley Oak Road, Hot Tub Installation, Approved 10-23-23.
- VIII. GENERAL ITEMS TO BE RATIFIED** –
 - 2023-2024 Holiday Lighting, Mile High Lighting Events was unanimously approved.
- IX. MANAGER'S REPORT** – Included
- X. OLD BUSINESS** – None
- XI. NEW AND ONGOING BUSINESS** -
 - A. Covenant Enforcement Report was provided.
 - B. Advanced Property Maintenance Service Challenges were discussed.
 - C. Approve Colorado Tree Coalition Application – Wholesale Trees, Planting Delayed Until Spring was approved.
 - D. If the Board Adopts a 2024 Annual Budget that Includes an Increase Or Decrease, a 2023 Budget Ratification Meeting Date will be set.
 - E. 2024 Board Meetings – January 29th, April 29th Annual Meeting, July 22nd, October 25th
- XII. ADJOURMENT** – 7:15 p.m.
- XIII. MOVE TO EXECUTIVE SESSION** – Discuss Delinquency Report