

**THE OAKS HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY JULY 24, 2023**

Quorum Established – Darcy Macknight, Lisa DeCesare and William Busby were present. Dan Anderson with Metro Property Management along with three homeowners were also present. Director Macknight called the meeting to order at 6:32 p.m.

- I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST** – Approved. There were no conflicts of interest relative to agenda items.
- II. SPECIAL GUESTS** – None
- III. MINUTES** – On a motion duly made and seconded, it was unanimously resolved to approve the April 24, 2023, Minutes.
- IV. FINANCIALS** – On a motion duly made and seconded, it was unanimously resolved to approve the April, May and June 2023 Financials pending final audit.
- V. HOMEOWNER FORUM** – Homeowners provided several newsletter topics. Scrub Oak found on the hillside of Tract “A” has some concern as a possibly fuel source for fire.
- VI. SOCIAL COMMITTEE REPORT** – The Social Committee will once again host a Halloween Event in the Poen Space between Phase 1 and Phase 2.
- VII. ARC PROJECTS TO BE RATIFIED** – All ARC projects listed below were unanimously approved.
 - 2519 Valley Oak Road, Installation of a Backyard New Sunshade, Approved 5-2
 - 1745 Valley Oak Court, Install Backyard Artificial Turf, Approved 5-2
 - 2478 & 2470 Valley Oak Road, Repaint Exterior with a Different Paint Scheme, Approved 5-19
 - 2525 Valley Oak Road, Re-Stain Fence, Approved 6-5
 - 1378 Willow Oak Road, Replace Backyard Flagstone with Turf, Approved 6-15
 - 1550 Willow Oak Road, Replace Fence Lines with Clear Stain, Approved 7-19
- VIII. GENERAL ITEMS TO BE RATIFIED** –
 - Advanced Property Maintenance 2023 Landscape Maintenance Proposal was unanimously approved.
- IX. MANAGER'S REPORT** – Included
- X. OLD BUSINESS** – None
- XI. NEW AND ONGOING BUSINESS** -
 - A. Covenant Enforcement Report Was Discussed
 - B. Advanced Property Maintenance Native Grass Challenges Discussion
 - C. Approve Colorado Tree Coalition Application – Funding Level Max \$1,049.00 If No Less Than \$2,100.00 Is Spent On New Trees, 10-12 #15 Trees Wholesale, Fall Planting Discussion
 - D. Next Board Meeting – October 23, 2023
- XII. ADJOURMENT** 7:18 p.m.
- XIII. MOVE TO EXECUTIVE SESSION** – Discuss Delinquency Report