

**THE OAKS HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY NOVEMBER 20, 2024, FOLLOWING THE 2025 ANNUAL BUDGET  
RATIFICATION MEETING  
VIRTUAL ZOOM MEETING ID 863 9153 0861, PASSCODE 964518, PHONE 669-900-6833**

Quorum Established. Darcy Macknight and Lisa De Cesare were present. Scott Rothleitner was absent. Dan Anderson with Metro Property Management along with four homeowners were also present. Director Macknight called the meeting to order at 6:38 p.m.

- I.** The Board approved the agenda and there were no conflicts of interest.
- II.** There were no special guests.
- III.** On a motion duly made and seconded, it was unanimously resolved to approve the July 22, 2024 – Board Meeting Minutes.
- IV.** On a motion duly made and seconded, it was unanimously resolved to approve the July, August, September, October 2024 Financials, pending final audit.
- V.** Social Committee Report – Since the last Board Meeting, a BBQ Potluck Event (8-17-24) and Halloween Event (10-31-24) was held. Both events were successful.
- VI.** Homeowner Forum – A homeowner pallet was reported to be left out and visible from the roadway. The homeowner at 1844 Blue Oak Court reported that some eroded soil was coming over her back yard retaining wall. The owner was asked to send photos. One homeowner reported that she prefers multi-colored lights as part of the annual holiday lighting at the phase 1 entrance.
- VII.** The following list of ARC Submittals were ratified -
  - 2694 Live Oak Court, Exterior Regrade Project, Approved 8-26-2024
  - 1552 Live Oak Road, New Backyard Plant Life And Artwork Project, Approved 9-17-2024
  - 1405 Willow Oak Road, Build New Replacement Deck, Same Footprint, Approved 9-17-2024
  - 1444 Willow Oak Road, Change Exterior House Paint Scheme, Approved 10-2-2024
  - 1430 Willow Oak Road, Change Exterior House Paint Scheme To Match Roof-Mate 1444 Willow Oak Road, Approved 10-2-2024
  - 1676 Valley Oak Court, Install A New Backyard Pergola, Approved 10-14-2024
  - 2670 Live Oak Court, Replace Windows With Like For Like, Approved 11-12-2024
- VIII.** The following proposals were ratified -
  - Tree Of Life Landscapes 2025 Landscape Maintenance Contract, Approved 9-11-2024
  - Waste Management 1 Year Extension With 3% Increase, Approved 10-25-2024
- IX.** Managers Report – Included
- X.** New and Ongoing Business -
  - A. New Black Hills Natural Gas Device Found in Open Space – Darcy's Report
  - B. Schedule Board Member Orientation for January 2025
  - C. Phase 1 Monument Island Proposed Tree & Plant Replacement Project Discussion. Possible 2025 Project.
  - D. Live Oak Road, Proposed Sidehill Retaining Wall Installation Discussion. Possible 2025 Project.
  - E. 2697 Live Oak Court, Homeowner Reports Sidehill Erosion Discussion. Possible 2025 Project.
  - F. Corporate Transparency Act (CTA) New Federal Law Discussion. Contract Service \$199.00 Declined.
  - G. Metro Property Management 2025 Agreement Approved.
  - H. Next Board Meetings – January 27, 2025, 630 p.m. Zoom
- XI.** ADJOURNMENT called at 7:01 p.m.