

**THE OAKS HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY FEBRUARY 24, 2025
VIRTUAL ZOOM MEETING ID 851 6662 3190, PASSCODE 413050, 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 three homeowners were also present. Director Macknight called the meeting to order at 6:32 p.m.

- I. The Board approved the agenda and there were no conflicts of interest.
- II. SPECIAL GUESTS – John Peterson, with Rivet Engineering Group attended the meeting. John reviewed and explained an engineered retaining wall proposal provided by Rivet Engineering. All questions were addressed.
- III. MINUTES - On a motion duly made and seconded, it was unanimously resolved to approve the November 20, 2024 Board Meeting Minutes.
- IV. FINANCIALS - On a motion duly made and seconded, it was unanimously resolved to approve the November, December 2024 Financials pending final audit.
- V. HOMEOWNER FORUM – All incoming homeowner correspondence received by management since the last board meeting was included in the board packet for reference purposes only. Correspondence was reviewed which require no action by the Board. Homeowners in attendance provided no additional questions or comments.
- VI. SOCIAL COMMITTEE REPORT – The first 2025 community wide event is being discussed. This event will most likely take place in July. The event will be held after the Independence Day Holiday for scheduling purposes, which should increase attendance during this busy time of year.
- VII. ARC PROJECTS TO BE RATIFIED – None
- VIII. GENERAL ITEMS TO BE RATIFIED – None
- IX. MANAGER’S REPORT – Included
- X. NEW AND ONGOING BUSINESS -
 - A. Schedule Board Member Orientation. This meeting was tabled for now.
 - B. Phase 1 Monument Island Proposed Tree & Plant Replacement Project – William Skelton will be available the first week in March and a zoom call will be scheduled. A fellow homeowner recommends a Master Gardener which may also be available if needed.
 - C. Live Oak Road, Proposed Sidehill Retaining Wall was discussed.
 - D. Wet Sealed Retaining Wall Drawings, Rivet Engineering Group Proposal was unanimously approved.
 - E. 2697 Live Oak Court & 1844 Blue Oak Court Homeowner Reports Sidehill Erosion – Additional action is in the planning stages to address the reported issues which is separate from the mentioned retaining wall.
 - F. Corporate Transparency Act (CTA) New Federal Law Reinstated and Is due by 3-21-2025. Two of the three Board Members have provided the required

Federal FinCEN Number. Management will reach out for the third required number.

G. American Family Insurance Non-Renewal was discussed. American Family is dropping all Colorado based HOA business. The Association's Insurance Agent will and has begun the broker process of seeking replacement coverage through a different carrier.

H. Next Meeting, 2025 Annual Membership Meeting – April 28, 2025, 6:30 p.m.
Zoom

- XI.** MEETING PAUSE - At 7:24 p.m. a motion was made and seconded to pause the Board Meeting for an Executive Session called to review delinquent accounts for possible referral to the Association's attorney for collection, pursuant to Section 308 of the Colorado Common Interest Ownership Act.
- XII.** RETURN TO BOARD MEETING - At 7:35 p.m. the Board Meeting reconvened. The homeowner of HOA Account Number OAOW-11109 has ignored all management attempts to collect outstanding unpaid HOA assessments. Three Delinquency Notices plus Payment Plan Offers were physically posted on the property. This same correspondence was also sent by Certified Mail and First-Class Mail. A motion was made and seconded to send this account to the Association's collection attorney.
- XIII.** ADJOURNMENT - There being no further business, a motion was made and seconded to adjourn the Board Meeting at 7:38 p.m.