

THE OAKS HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY APRIL 28, 2025
VIRTUAL ZOOM MEETING ID 864 7186 4742, PASSCODE 123184, PHONE
669-900-6833

Quorum Established. Darcy Macknight and Lisa De Cesare were present. Scott Rothleitner resigned from the Board. Freeman Bedwell volunteered and was appointed to the Board who was also in attendance. Dan Anderson with Metro Property Management, along with thirteen homeowners, were also present. Director Macknight called the meeting to order at 6:52 p.m.

- I. The Board approved the agenda and 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 April 28, 2025 – Board Meeting Minutes.
- IV. **FINANCIALS** – On a motion duly made and seconded, it was unanimously resolved to approve the January, February, March 2025 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. One homeowner asked if Rivet Engineering's work is complete. At this time, yes. One homeowner asked if chickens were allowed in the HOA. The Board provided a detailed explanation and reasons why poultry is not allowed in the community. A homeowner has been in contact with the Castle Rock Policy Department regarding the four way stop as you enter phase one along with the speed limit within the community. The homeowner reports that traffic violations may result in a four point penalty and up to a \$125.00 fine.
- VI. **SOCIAL COMMITTEE REPORT** – After Board discussion, the next community summer event date will be determined later but not held around the 4th of July Independence Day Holiday.
- VII. **RATIFIED ARC PROJECTS** –
 - 2730 Live Oak Court., Replace damaged deck plus hot tub relocation project, Approved.
 - 1762 Valley Oak Court, Backyard drainage project, Approved.
- VIII. **RATIFIED GENERAL ITEMS** –
 - Renew insurance coverage with the Ella Washington Agency, effective 5-1-2025, Approved
- IX. **MANAGER'S REPORT** – Included

X. NEW AND ONGOING BUSINESS -

A. Corporate Transparency Act (CTA) New Federal Law is now shut down by the court system in the USA. No further action is required by the Board of Directors.

B. Phase 1 Monument Island Proposed Tree & Plant Replacement Project – William Skelton provided a concept drawing at no cost to the Association – The proposal included was tabled primarily due to the unknown health of the existing trees which will be inspected in late May by Freeman. Replacement trees normally run around \$900.00 each. Share concept drawing with the community as requested.

C. Wet Sealed Retaining Wall Drawings (Live Oak Road), Rivet Engineering Group Proposal Approved and Received. Willaim reviewed the drawing plus commented on the overall content. Detailed notes are on file. Sent (12) Contractor Request for Proposals. WIP

D. 2697 Live Oak Court & 1844 Blue Oak Court Homeowners Report Sidehill Erosion Into Back Yards – Will address

E. Next Board Meeting – July 28, 2025, 6:30 p.m. Zoom

XI. ADJOURMENT – 8:08 p.m. Discuss Delinquency Report