

**THE OAKS HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY FEBRUARY 23, 2026
VIRTUAL ZOOM MEETING ID 841 6192 8170, PASSCODE 851094, PHONE 719-359-4580**

Quorum Established. Darcy Macknight, Lisa De Cesare and Freeman Bedwell were present. Dan Anderson with Metro Property Management along with two homeowners were also present. Director Macknight called the meeting to order at 6:31 p.m.

- I. The Board approve 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 December 1, 2025 – Board Meeting Minutes.
- IV. **FINANCIALS** – On a motion duly made and seconded, it was unanimously resolved to approve the November, December 2025, January 2026 Financials pending final audit.
- V. **HOMEOWNER FORUM** – The Homeowner Forum is allotted for the homeowner to bring questions suggestions and comments to the attention of the Board. Needed homeowner correspondence requiring Board action is provided on an ongoing basis. One homeowner reported that the USPS No Blocking Parking Signs have helped. This homeowner also reports that she has safety concerns regarding proposed plant life changes to be installed during the Phase One Monument Island rejuvenation project.
- VI. **SOCIAL COMMITTEE REPORT** – Submitted for a \$500.00 Celebration Grant from the Town of Castle Rock. A July 11th Block Party date was discussed then tabled.
- VII. **ARC PROJECTS TO BE RATIFIED** – None
- VIII. **BUSINESS ITEMS BELOW RATIFIED** –
 - Signs By Tomorrow, Phase 2 Monument Island Signage Repair
 - E-Mail Board Approved Minutes from December 15, 2025, Board Meeting
- IX. **MANAGERS REPORT** - Included
- X. **NEW AND ONGOING BUSINESS** -
 - A. Phase 1 Monument Island Proposed Tree & Plant Replacement Project - First Quarter 2026 Design Project – Received Two Proposals, Await Two Additional Proposals
 - B. 2697 Live Oak Court & 1844 Blue Oak Court Homeowners Report Sidehill Erosion Into Back Yards – Will Seek Proposals
 - C. Remaining 2026 Meeting Dates – May 4th, Annual Membership Meeting, July 27th Board Meeting, November 30th Budget Ratification & Board Meeting
- XI. **ADJOURNMENT** – 7:01 p.m. Discuss Delinquency Report