

Oak Ridge Improvement Association
Board Meeting Minutes
Wednesday, May 29, 2024
Oak Ridge Pool - 50 Oak Ridge Drive, Castle Rock, CO 80104

1. Call to Order

- The meeting was called to order by Eric Coronis at 5:11 pm.
- Present were Board Members: Eric Coronis, Marilyn Henderson, Brian Johnston, Lisa Murray, and Wendy Wells. Ed Kolb was excused due to another commitment.

2. Approval of Minutes from 4-29-24 Oak Ridge Board Meeting

- A motion was made by Brian Johnston and seconded by Lisa Murray to approve the Minutes of the Oak Ridge HOA Annual Meeting, held on April 29, 2024. The motion passed, 5 to 0.

3. Financial Update

- Marilyn Henderson reported that there is \$32,929 in the checking account and \$7,661 in the money market fund.
- The status of the 2024 dues was reviewed and there are four homeowners in arrears. Two homeowners will be receiving late fees as of June 1, 2024; one homeowner made installment payments arrangements one homeowner is waiting for resolution from a real estate transaction issue.
- Ed Kolb reviewed all transactions that had been made by the Treasurer from January through March and found all to be in order.
- HBS trash service will start the first week of June and Century Link was restarted May 28th.

4. Pool Repair and Special Assessment Update

- Eric Coronis reviewed the pool repair process since the Annual Meeting. The Board was asked to get additional comparable bids to the Chavez Construction bid.
- Homeowners at the meeting suggested that Homeowners and contractors, Kitty Armstrong and Travis Burton, and the previous Oak Ridge pool contractor, Manuel Torres, be contacted for comparable bids.
 - Rocky Mountain Aqua Care provided a comparable bid for a complete pool tear-out and replastering. This bid was substantially higher than the Chavez Construction bid.
 - Homeowner Travis Burton was unable to recommend a pool construction company for a comparable bid, however he did respond that in closer examination of the original Chavez Construction bid, he felt the company was reputable and the price was appropriate.
 - Manuel Torres (Atlantis Pool Coping) was contacted and provided a comparative verbal bid. He asked if he was competitive with the bid before proceeding with

- preparation of the itemized bid. Out of respect of Manuel's time, he was told that his price was not competitive and he chose not to submit a bid.
- After reviewing all the information received and the two comparable bids, a motion was made by Brian Johnston and seconded by Lisa Murray to move forward with the original proposal from Chavez Construction at a cost of \$106,576 plus the cost of tile (\$3,500) and a contingency. The repair would occur in October 2024. The motion passed 5 to 0.
- Eric Coronis recommended that a special assessment of \$1,950, payable to the HOA by September 30, 2024, would be requested from the homeowners at a special meeting on or around Thursday, June 20, 2024 (more details to come).
 - Hardship Cases must be made to a Board Member by September 1, 2024.
 - To assist with approved hardship cases, the Board will make a Bylaw change eliminating special assessment penalties, however a lien on the homeowner's property will be required.
 - At the Annual Homeowners' Meeting, there was discussion regarding loans through the HOA between individual homeowners suffering a hardship by other homeowners. The HOA cannot be involved with private party loans or personal financial arrangements per the HOA's legal advisor.

5. Pool Operations Update

- During a pre-opening inspection by the Pool Committee, it was discovered the pool steps had deteriorated to the point of being unsafe; the bottom step broke off completely which required their removal and reconstruction. The issue could have caused the pool to be indefinitely closed. A heartfelt thanks to Nathan & Melissa Randall for (once again) donating workers and supplies to repair the pool steps to prevent the pool from falling into a point of disrepair and possibly becoming unusable. A Big Thank-You also goes to all the volunteers who pitched in to get the pool operational by Memorial Day weekend. There are a few additional volunteer projects needed and these will be sent to the HOA members separately.
- Brian Johnston reported that the pool was filled and then the systems (pumps, heat, filters, etc.) were turned on and evaluated. There is a control head which will need to be repaired/replaced at the end of the pool season, if not sooner. A homeowner volunteered a family member to assist with that project.
- Wendy Wells presented the 2024 Pool Rules recommending minor changes from the 2023 Rules. After discussion at the April Board meeting, it was recommended by the HOA legal advisor to continue with the current rules regarding alcohol on the premises and supervision by 18-year-olds or older. The Board approved the 2024 Rules. There was additional conversation regarding keeping glass containers outside of the fenced pool area. Lisa Murray will review signage on the gate.

- For the 2024 season, the 2023 Pool Keys will continue to be used as it will save the HOA approximately \$1,500. New pool waivers for 2024 need to be signed and keys will be issued at no charge to the two houses which were sold, and to renters, if needed. Current homeowners unable to find their key from 2023 will be charged \$20.
- The status of the two Pool staff positions was discussed. One staff person takes care of maintaining the lawn around the pool and sports court, and the HOA land on Oak Ridge Drive (by the Dog Station). The other position maintains the cleanliness of the pool and facilities and monitors pool chemicals. These positions are paid an hourly rate and work approximately 3 to 6 hours/week. Several Board members will interview the candidates and review the tasks and processes to be accomplished. It was agreed by the Board to pay the Pool staff \$25 per hour.
- A breach of the pool occurred on the evening of May 28, 2024 and the police were contacted and detained the trespassers. The Board discussed the situation and a separate communication regarding such incidents and the Board's action will be sent to the HOA members separately. Brian Johnston will contact the Castle Rock Police to discuss the situation. The HOA will review additional measures such as motion lights, additional lighting, and possible fence updates to prevent trespassing after hours.
- The Board discussed additional chaise lounges and Marilyn Henderson will oversee obtaining up to 10 wrought-iron chaises (through third party sellers) for evaluation.

6. Committee Reports/Updates

- Angela Evans, Chair of the Social Committee, discussed a social event at the pool on Saturday, June 29, 2024 from 4:00 – 6:00 pm with a DJ, finger foods (potluck style), BYOB and games. More information will be forthcoming regarding this event. She shared other ideas including a movie night, an afternoon band event, similar to past years, and possible televised football game parties in the fall.

7. Other items

- At the previous Board Meeting, Brian Johnston volunteered to explore trash/recycle options to reduce the number of trash trucks on the street and to see if there would be any financial benefit. Brian has talked with Apex and will continue investigating with Waste Management and HBS.

There being no further business, the meeting was adjourned at 6:50 pm.

Submitted by Wendy Wells
Oak Ridge Improvement Association
Secretary

Homeowners in Attendance

11 Oak Ridge Drive – Johnston
17 Oak Ridge Drive – Randall
34 Oak Ridge Drive - Wells
35 Oak Ridge Drive – Coronis
40 Oak Ridge Drive - Murray
46 Oak Ridge Drive - Henderson
48 Oak Ridge Drive – Evans
47 Taylor Court - Matarese
250 Dawson Drive – Tarangelo