

Oak Ridge HOA Annual Meeting

April 4, 2024

Official Minutes of the Meeting

6:03 - Meeting opened by President, Eric Coronis.

Presidents opening remarks:

- Recognizing Board Members
- Reviewed goals of current HOA board including high degree of transparency, more interaction by the HOA members, use of our website as an information hub for communication and information.
- Suggested a FB page for the HOA to add even more participation for the HOA members.
- Reviewed Annual Meeting agenda & information.

6:08 - Treasurer Review – Marilyn Henderson

- Review of 2023 budget Proposed vs. Actual (budget attached)
\$11k in utilities – year long expenses.
Chemicals – investigating alternative suppliers to lower costs based on recommendations.
JCP Financial higher than estimated costs – due to extension to file taxes for 2021 and 2022 & outstanding bills brought current from years prior to 2023.
- 2024 – Budget was approved by the board at meeting on January 29, 2024
- Expected insurance increase for 2024 - \$1400 vs. prior years.
- The annual dues increase for 2024 is part of a strategy to build funds to cover unplanned costs of the public areas. This includes both athletic courts and overall pool area.
- Planned change to electronic key card system from current brass keys for pool entry. This change should result in long-term savings due to the cost of brass keys and more exact information about member activity.
- Questions/comments from the members: Kathie – thanks to Marilyn for her commitment and work.
- Kevin Knox – Acknowledged the \$100 per homeowner to add to HOA savings to build reserve account to cover costs for shared areas. Commented there is zero governance in bylaws about balance requirements or investment guidelines. Suggested a reserve study to examine the need for funds and how the funds would be held or invested by the HOA and number of years reserves held? A question presented whether an amendment to the bylaws be reviewed based on reserve study findings. He said the following item for the Board to review:
 - -Investment Guidelines
 - -Balance/Moved that the Reporting Requirements
 - -Reserve Study
 - -How to be used based on Bylaws
 - -Collecting funds based on Bylaws
 - -Study on % needed for pool repairs in future years

6:20 – Vice President Review – Wendy Wells

- **Pool opening schedule:** Memorial weekend. Last year 57 of 66 homeowners requested keys.

- Pool open dates: Memorial Weekend through Labor Day. Noted – for the past 2 years the pool has stayed open 2 extra weeks due to great weather, ending with Doggie Splash on last day/clean-up/winter readiness day.
- Pool Opening Projects/Volunteer meeting to be held at the end of April, beginning of May based on weather. Any updates including changes to keys, updates & planning will be discussed at this time.
- Social/Pool Committee for 2024 season – looking for volunteers & recommendations for events?
- **Bylaw review** - Bylaws were last approved in 1974 with 2 updates in 1981. Currently there are 20 statute changes from the State of Colorado. A bylaw committee including board and homeowner members took place in March to review updates and make recommendations to bylaws. These are currently at our attorneys for review and will be distributed to all homeowners upon completion of the updates.
- **Website** – asked for volunteers that have knowledge or interest in website development and design to help with maintenance and design of our Oak Ridge HOA website.

6:30 – Member At Large Committee Review – Lisa Murray

- **Nominating Committee:**
- Thanks to the following nominees that volunteered to be considered for a board position. A brief bio was sent out about each of the 3 candidates and copies were distributed this afternoon. Nominees: Angela Evans, Ed Kolb, Brian Johnston
- The nominations were open to the floor, no nominations were taken.
- The vote is scheduled for this evening, and you are asked to choose 2 nominees for the open Member at Large positions.
- **Architectural Committee:** The committee met last month to review the current covenants and review suggestions and updates to present to the board.
- Updates included:
- An updated Architectural Request form - this will be available on the website.
- Updated State of Colorado and City of Castle Rock regulations
- Recommendations from Oakridge homeowners that ensure new and updated homeowner requests support the cohesiveness of our existing community.

6:35 – Pool Assessment and Vote – President’s remarks:

- As a board, we understand the passion around this assessment. Everyone cares about the community and wants the best outcome for all. As a board, we are prepared to support the community’s decision. No hard feelings and we encourage everyone’s participation through the process.
- Motion presented by Peggy Servas: I move that the work move forward as presented by the board in 2024. Brian Johnston – seconded the motion.
- Marilyn Henderson – amended the motion to include the amount of \$1950 due by Aug. 1, 2024. Joe Evans-second the motion.
- Eric reminded everyone the vote must pass by 2/3 majority vote.

Motion was halted by request from the floor to be recognized and speak to the membership prior to the vote. This opened the discussion of the needed repairs, homeowner concerns and more considerations on the assessment vote.

- Chuck Barton
 - No one denies the pool & community space needs to be maintained. This is a question of timing.
 - Requested “apples to apples” bid review of scope of work.
 - Suggested waiting while the review is completed would not significantly add to the cost if work is completed in 2025. At 10% increase, added \$200/homeowner. THIS IS AN ESTIMATE with no bid or supporting documentation to back up the cost increase currently.
 - The suggested assessment be extended as this would help neighbors needing more time to budget for the assessment.
 - Requested a further review of bids would allow for possible negotiation of bid scope of work. For example, what is the number of hollow areas behind plaster now? The estimate was 60% prior to some repair being completed based on Nathan’s examination of the pool and work needed.
 - Question was asked about course of action for a homeowner that does not pay or is in default of payment at due date.
 - A question was asked from the floor about contacting other contractors for a bid.
 - Recommended the work be put off until after 2025 season to allow people 1 year to pay vs. current motion of Aug. 1, 2024, payment.
 - Other considerations of maintenance as part of community space/pool management: filters, water line, boiler, pumps, winterizing pool, sport court surface, utility maintenance and expenses out of scope of annual budget.
- Paul Yarin – least expensive to do the work now. Inflation, cost of materials, added expenses could increase costs significantly. Suggested the vote be completed and move forward from there.
- Michela – Stated this topic has been posted, discussed, reviewed for over a year. It’s not fair to the process to delay. Communication, multiple meetings, and review completed. Contractors/homeowners that have said they can get a bid. These people have an amazing skill set however no bids have been presented to the board or homeowners for consideration.
- Kitty Armstrong and Travis Barton to call contractors to get an itemized scope of work for comparison.
- Sports court surface again mentions – recommend this be reviewed, get scope of work and complete cost analysis to present to the board and membership.
- Sue Horne – Son is Parks & Rec leader in Canon City. Explained that failure to complete the work on the community pool resulted in an over \$1 million dollar bid to complete the repairs. Due to budget constraints, the pool is condemned. Stated: it’s remarkable that the pool has lasted if it has.
- Kevin Knox – In 2005 the pool was redone and the contractor that worked on the pool at that time was not considered in the bid process.
- Melanie - Asked if the project could be split into 2 projects over 2 years.
- Kathie Shandro – Asked that bids and comparison not include the names of contractors to equally review bids in question.
- Eric Coronis – We can go down the rabbit hole with other contractors. Nathan, as project manager, is a reputable contractor, reviewed the bids and did emergency repairs. He continues to recommend the repairs be completed this year. Remarked - I wouldn’t ride on 60% tread of tires.
- Chuck Barton – asked if the bid was good for this year.
- Eric Coronis announced new board members at large: Ed Kolb & Brian Johnston.

Vote #1 completed. Ballot #1 on motion to complete work in 2024 with assessment amount of \$1950 per homeowner did not pass. 27 Yes / 26 No – Vote did not meet 2/3 majority needed to move forward.

Second Motion – Requesting the Board get 2 or more bids with the same scope of work as the Chavez bid and the board will come back with a recommendation in 60 days for a vote.

- Membership requests to be recognized prior to the vote.
- Jacque Fuller – concerned at second motion.
 - Paul Yarin – volunteered to aid with compassionate help for those in need.
 - Eric Coronis – reminded the membership we can't move forward at this time without a 2/3 majority vote.
 - Michela Bacon raised questions: Are we concerned about the August 1 date or is there a concern about Nathan? What is the real issue?
 - Eric Kebel - Scope of work.
 - More membership at large discussion about the pros and cons of the ballot.
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- Motion #2 was withdrawn by Paul Yarin
 - The board agreed to review other bids to be secured by Kitty Armstrong and Travis Burton with the same scope of work. Bids to be sent by May 3, 2024. A HOA meeting will be scheduled to share the information and make recommendations based on the HOA board review of the proposed bids.

8:00 pm - Meeting Adjourned.
List of attendees attached.

HOA Annual Meeting Attendees

Homeowner

Address

Wendy Wells

34 Oak Ridge Dr.

Marilyn Henderson	46 Oak Ridge Dr.
Lisa Murray	40 Oak Ridge Dr.
Sue Horne	49 Taylor Ct.
Judy Matarese & Ed Kolb	47 Taylor Ct.
Ed Ricks	188 Dawson Dr.
Barbara Hall	444 Burgess Dr.
Karl Oser	16 Oak Ridge Dr.
Kevin Knox	272 Burgess Dr.
Francis Arnt	1235 South St.
Charles Arnt	1235 South St.
Chuck Barton	24 Oak Ridge Dr.
Jo Julian	221 Dawson Dr.
Dani Look	19 Oak Ridge Dr.
Helen J. Feldewerth	15 Oak Ridge Dr.
Brian Johnston	11 Oak Ridge Dr.
Cindy Leon	37 Oak Ridge Dr.
Jen and Johnathan Orr	42 Oak Ridge Dr.
Glinda & Mike Stanwick	330 Burgess Dr.
Kathie Shandro	243 Dawson Dr.
Peggy Servas	36 Oak Ridge Dr.
Malcom Horde	55 Taylor Ct.
Christi Fuller	260 Burgess Dr.
Joe & Angela Evans	48 Oak Ridge Dr.
Paul & Haether Yarin	41 Oak Ridge Dr.
Josh & Valerie Thomas	290 Burgess Dr.
Jacqueline Fuller	70 Oak Ridge Dr.
Doug Lundin	210 Dawson Dr.
Kitty Armstrong	470 Burgess Dr.
Greg Johnsen	234 Dawson Dr.
Melanie Schutta	166 Dawson Dr.
Kieth McNeill	21 Oak Ridge Dr.
Pam Tarangelo	250 Dawson Dr.
Floyd Bacon	44 Oak Ridge Dr.
Maria & Eric Keibel	418 Burgess Dr.
Michela Bacon	44 Oak Ridge Dr.