

Oak Ridge Improvement Association, Inc.

Board of Directors Meeting Minutes

April 2, 2026

Douglas County Library – Castle Rock, Colorado

1. Call to Order

The meeting was called to order at 6:05 p.m. by President Eric Coronis.

Board Members Present: Eric Coronis, Lisa Murray, Marilyn Henderson, Wendy Wells, Brian Johnston, and Ed Kolb.

2. Approval of Prior Meeting Minutes

The Board reviewed the March 10, 2026, Preliminary Minutes. Brian Johnston moved to approve the minutes as presented. Ed Kolb seconded the motion.

Motion passed unanimously (6–0).

3. Financial Update

Marilyn Henderson reported the following account balances as of April 2, 2026:

Account	Balance
Checking	\$28,181
Savings	\$7,798
Reserve Fund	\$6,578
Total	\$42,557

The 2025 taxes have been completed, and the HOA owed no taxes for the year. Fifteen homeowners have paid their annual dues to date. Annual dues are due by **May 15, 2026**.

4. Pool System Update

Eric Coronis and Lisa Murray provided an update regarding the HOA pool and related equipment. The pool is currently empty due to a leak in the plumbing system. The existing pipes, which are approximately 50 years old, are at the end of their service life and are not sized appropriately to meet current health and safety standards for water turnover and cleanliness.

The pump house and mechanical infrastructure are also at the end of their service life. The boiler/heater has required extensive repairs in recent years. The current equipment does not allow the pool to filter and circulate water to meet state standards.

The Board consulted multiple pool experts to evaluate options. Due to the type of plaster used in 2024, the pool must remain filled with water year-round to preserve the plaster.

Leaks were identified in the return system and main drain. Repairing these leaks would require cutting into the pool shell. Bids were obtained from American Leak Detection, and Travis Burton., and ~~Metro Pools~~. Independent pool consultants expressed concern that drilling through the new plaster shell could damage older pipes due to vibration and pressure differences.

A recommendation was made to install new plumbing around the exterior perimeter of the pool and a bid was provided. This system would involve trenching around the pool deck, installing new 6-inch pipes (replacing existing 3-inch pipes), and connecting them to the pump room. Old plumbing would be capped off. Upgrading the system would exceed current state regulations and upgrade the pipes/system, putting us in a better position to address repairs and maintenance long term.

In response to questions, the trench (3' wide and 18" deep) would be installed within the existing concrete decking. The bid does include the cement, the project completion is estimated at 4–6 weeks once work begins, and it does include a warranty.

The bid for the new perimeter plumbing is **\$91,000**, which does not include pump room equipment replacement and other required repairs. The total estimated cost to repair the pool and open it is approximately **\$170,000**, resulting in a projected special assessment of **\$2,200 to \$2,400 per homeowner**, in addition to 2026 dues.

The Bylaws require assessments to be spent in the year collected, and assessments are governed by the State of Colorado with specific timelines for collection. The Board will finalize bids and mail assessment information to homeowners prior to the Annual Meeting on April 22, 2026.

Homeowners asked questions regarding plaster discoloration which was due to improper curing after installation and the algae growth resulted from chemical imbalance and aging equipment. Another question asked about new fencing and the cost is approximately \$20,000–\$35,000 (about \$550 per household). When asked how many families used the pool last year, several Board members best guesstimate is approximately 25–30 families. There was also a question regarding filling in the pool.

Future reserve projects discussed included resurfacing the tennis court, replacing pool decking, and future pool replastering (required every 7–10 years). A reserve study was started last summer but postponed due to pool issues.

5. Other Business

Brian Johnston reported on the planned city water and sewer line replacement for Oak Ridge. The city's estimated cost increased from \$2.1–\$2.6 million to approximately \$3.2 million. The city has set

aside \$1.5 million and is reviewing funding. The neighborhood is next on the list once funding is secured. Replacement lines will not extend to individual homes, and homeowners may experience issues with service lines and tree roots.

Homeowners also requested that some properties be cleaned up and refreshed due to weeds and overgrowth. A “**Clean Up and Spruce Up**” initiative will be discussed at the Annual Meeting or communicated separately.

6. Next Meeting and Adjournment

The next meeting will be the **Oak Ridge Improvement Association Annual Meeting:**

Date: Wednesday, April 22, 2026

Time: 5:30 p.m.

Location: Douglas County Library – Event Hall A

Eric Coronis made a motion to adjourn, and Ed Kolb seconded the motion.

Motion passed unanimously (6–0).

The meeting was adjourned at **7:20 p.m.**

Submitted By:

Wendy Wells, Secretary

Oak Ridge Improvement Association, Inc.

Homeowners Attending (*Board Members)

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| Chuck & Frances Arnt – 1235 South Street | * Brian Johnston – Oak Ridge Drive |
| Floyd Bacon – 44 Oak Ridge Drive | Eric & Marna Kebl – 418 Burgess Drive |
| Chuck Barton – 24 Oak Ridge Drive | * Ed Kolb – 47 Taylor Court |
| * Eric Coronis – 35 Oak Ridge Drive | Judy Matarese – 47 Taylor Court |
| Angela & Joe Evans – 48 Oak Ridge Drive | * Lisa Murray – 40 Oak Ridge Drive |
| Barb Hall – 444 Burgess Drive | Mike Stanevich – 330 Burgess Drive |
| * Marilyn Henderson – 46 Oak Ridge Drive | * Wendy Wells – 34 Oak Ridge Drive |