

Oak Ridge Improvement Association, Inc.

Board of Directors – Preliminary Minutes

March 10, 2026

Douglas County Library – Castle Rock, CO 80104

1. Call to Order

The meeting was called to order at **6:10 p.m.** by **Eric Coronis**.

Board Members Present: Eric Coronis, Lisa Murray, Marilyn Henderson, Wendy Wells, Ed Kolb

Absent: Brian Johnston

2. Approval of Prior Minutes

The Board reviewed the **January 15, 2026 Preliminary Minutes**, which included revisions to several sections. Eric Coronis moved to approve the minutes with revisions and Lisa Murray seconded the motion.

Motion passed: 5–0 in favor.

The Board then reviewed the **February 12, 2026 Preliminary Minutes**. Editorial corrections were suggested. Lisa Murray moved to approve the minutes with corrections, Eric Coronis seconded the motion, and the motion passed **5–0**.

3. Financial Update

Marilyn Henderson presented the **Oak Ridge HOA Proposed Budget/Actual report for 2026 (as of March 9, 2026)**.

Total expenses: \$1,150

- Business expenses: \$512
- Utility expenses: \$423

Marilyn also noted that the HOA implemented an **automatic monthly transfer of \$50** from the checking account to the reserve account to support long-term capital needs.

Account Balances (March 9, 2026):

Account	Balance
Checking	\$20,845
Savings	\$7,798
Reserve Fund	\$6,578
Total	\$35,221

4. Nominating Committee and Board Elections

The Board approved the formation of a **Nominating Committee** for the upcoming HOA board elections.

Committee Members:

- Wendy Wells – Chair
- Barb Hall
- Keith McNeill

Information will be distributed to homeowners including:

- Open board positions
- Board member term expirations
- Election procedures
- Candidate information forms
- Contact information for questions

This will be the **first election conducted under the HOA's updated bylaws**. Two board seats are open due to completed terms. The election will occur at the **Annual Meeting on April 22, 2026**.

5. Pool System Update

Eric Coronis and Lisa Murray presented an update regarding the **condition of the HOA pool and related equipment**, as detailed in the *Oak Ridge HOA Pool Issues Timeline*.

The update addressed the **October 2024 replastering project**, curing process, and chemical management requirements. The plaster used differed from the material previously used in the pool and requires different maintenance procedures, including:

- Maintaining water in the pool year-round
- Managing the correct chemical balance

Consultations were conducted with:

- Pool Doctor
- Metro Pools
- Chavez Construction

Two consultants confirmed that **the plaster installation was performed correctly**. However, all three companies agreed that discoloration resulted from **improper curing after installation**. Algae growth was attributed to **chemical imbalance and aging plumbing/mechanical equipment**.

The Board emphasized that these issues occurred because **prior operating procedures were followed**, not due to negligence. The Board's objective is to restore the pool to **safe and functional operation**.

5A. Pool Equipment and Infrastructure

Inspection revealed that much of the pool infrastructure is **outdated and approaching the end of its operational life**.

Key findings include:

- Pool equipment is approximately **20 years old**
- Prior repairs used **residential-grade equipment instead of commercial-grade components**
- Some equipment is **no longer code compliant**
- The **heater system has deteriorated**, introducing debris into the plumbing system

Substantial **pump house equipment and heater replacement** will be required.

5B. Chemical Imbalance and Equipment Failures

Operational issues during the previous season included:

- Chlorinator failure
- Difficulty maintaining proper chemical balance
- Summer algae growth
- Inconsistent filtration performance

Contractors assisted with:

- Chlorinator repairs
- Skimmer control valve repairs
- System inspections and troubleshooting

These issues prompted a **full evaluation of the pool system**.

5C. Pool Leak Investigation

A significant concern is **water leakage within the pool system**.

Specialists involved in the investigation include:

- Pool Doctor
- Metro Pools
- American Leak Detection
- Travis Burton of Estate Realty Services (homeowner and Certified Pool Operator)

Testing included:

- Plumbing pressure testing
- Leak detection technology
- Video inspection of plumbing lines

Evidence indicates at least **one major leak beneath the pool plumbing system**. One suspected cause is a **previous repair where a pipe elbow was filled with concrete rather than replaced properly**, which may have deteriorated over time.

Additional leaks may exist within the pool. While repairs could reveal further issues, current evidence suggests the primary leak is **localized to the return line**.

5D. Repair Priorities

To control costs and ensure effective repairs, the Board agreed on the following order:

1. Locate and repair all major leaks
2. Repair and upgrade the pump house
3. Replace the filtration equipment
4. Replace the heater
5. Bring the system into compliance with current safety and operational codes

Leak repairs must be completed **before any other upgrades**.

5E. Pump House and Filtration System

The pump house requires **major upgrades**, including:

- New filtration systems
- Replacement pumps
- Heater replacement
- Plumbing upgrades

Two filtration options are being evaluated:

Sand Filters using Sand

- Traditional filtration method
- Reliable when properly maintained

Sand Filter using Glass Media Filters

- Capture smaller particles
- Produce cleaner water
- Allow higher flow rates

Comparable proposals have been received for both options.

5F. Additional Safety and Facility Repairs

Additional items required before reopening the pool include:

Diving Board - The current diving board does not meet safety standards and must be replaced or removed.

Lighting Pole - A pole near the diving board is rotted and leaning. Power has been disconnected, and the pole must be removed and replaced.

Handrails and Steps - The current configuration creates a safety gap between steps and railings. New compliant railings are required.

Other Items

- Gate repairs
 - Locker room faucet and other plumbing repairs to the Pool House
 - Pool Cover
 - Bath house siding repair
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5G. Estimated Costs

Preliminary estimates for repairs and upgrades are **\$60,000 – \$65,000**, including:

- Leak repairs (Current funds would be used for repairs)
- Pump house upgrades
- Equipment replacement (Heater and Filters)
- Safety improvements

Reserve funds are available for the leak repair; remaining items would be complete through an assessment. The estimated cost does not include the additional safety and facility repairs.

5H. Assessment Options

- **Provide different options to Homeowners**
 - **Option A- Upgrade pump house replace heater, and additional safety and facility repair**
 - **Option B- Everything in Option 1 but also to include sport court, new fence, etc....**
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5I. Pool Opening for the 2026 Season

Opening the pool this season depends on:

- Confirmation of leak locations
- Approval of repair plans
- Contractor availability
- Funding approval through an assessment

If repairs cannot be completed, the pool **will remain closed for safety reasons.**

5J. Protecting the Pool if It Remains Closed

If reopening is delayed, steps will be taken to protect the pool surface:

- Keep the pool filled with water
- Maintain chemical balance
- Conduct periodic water testing
- Potentially install a pool cover

These measures will help **preserve the plaster until repairs are completed.**

6. Other Business

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 – Castle Rock, CO - Event Hall A

A motion to adjourn was made by **Eric Coronis** and seconded by **Ed Kolb**. The **Motion passed: 5–0 in favor.**

The meeting adjourned at **7:22 p.m.**

Submitted By

Wendy Wells

Secretary

Oak Ridge Improvement Association, Inc.

Homeowners Attending (*Board Members)

Kitty Armstrong – 470 Burgess Drive

Chuck Arnt – 1235 South Street

Chuck Barton – 24 Oak Ridge Drive

*Eric Coronis – 35 Oak Ridge Drive

Angela Evans – 48 Oak Ridge Drive

Jacque Fuller – 70 Oak Ridge Drive

Barb Hall – 444 Burgess Drive

*Marilyn Henderson – 46 Oak Ridge Drive

Eric & Marna Kebel – 418 Burgess Drive

*Ed Kolb – 47 Taylor Court

Judy Matarese – 47 Taylor Court

*Lisa Murray – 40 Oak Ridge Drive

*Wendy Wells – 34 Oak Ridge Drive

Preliminary