

Oak Ridge Improvement Association
Board Meeting Minutes
Monday, December 15, 2025
Douglas County Library – Castle Rock – Event Hall A & Zoom Call

Call to Order

The meeting was called to order by Lisa Murray at 5:35pm. Present were Board Members: Lisa Murray, Brian Johnston, Ed Kolb, Marilyn Henderson, and Wendy Wells. Eric Coronis was absent.

Approval of Minutes

The Oak Ridge HOA Board Meeting Preliminary Minutes from October 29, 2025 were reviewed. A motion was made by Brian Johnston and seconded by Marilyn Henderson for approval. The motion passed, 5 to 0.

Financial Update

Marilyn Henderson reviewed the HOA proposed budget for 2025 as of December 15, 2025. Actual revenue of \$32,055 exceeded the budgeted revenue of \$26,025 due to HOA member dues and one closing. Funds from the 2024 special assessment (\$10,675) were retained for pool improvement projects. Actual business expenses were \$2,085 less than the proposed budget.

Marilyn responded to a question from the October meeting regarding Zoom fees, noting that a two-year subscription had been paid. Pool maintenance and repair expenses exceeded the budget by \$5,906. Remaining expenses (landscape/pool cleaning, social, and utilities) remained under budget. The resulting loss was \$2,245. Marilyn estimated approximately \$3,400 in December expenses had not yet been posted.

Account balances were summarized as follows:

- Checking Account: \$24,868
- Savings Account: \$7,772
- Reserve Funds: \$6,552
- **Total:** \$39,192

There was further discussion regarding the need for Zoom since so few members use it. Ed Kolb has reviewed current regulations and found that electronic meeting access is not required.

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Pool Update

Lisa Murray provided an update on the pool. Metro Pool investigated water loss after the pool was closed and winterized. No leaks were detected in the pump room or at the skimmer level; however, leaks were detected in the return line and main drain. American Leak Detection is scheduled to evaluate the pool on December 18, 2025.

There was discussion regarding pressure testing related to the replastering project, which previously identified issues in the pump room that were repaired. A review of water usage from 2022 onward showed an increase of approximately 100,000 gallons per year both before and after the pool work.

Lisa stated that two pool companies (Metro Pools and Pool Doctor) evaluated the pool's appearance and confirmed that the plaster job was well done. The issue appears to be related to curing of the plaster, causing a chemical reaction when the heater was activated. The plaster used differs from that of the previous pool. Maintaining water in the pool over the winter and properly balancing chemicals should reduce staining. Regarding a pool cover and insurance, Marilyn Henderson confirmed with the HOA insurance representative that a pool cover is not required if "No Trespassing" signs are posted (which they are).

After completion of the leak detection project, the next recommended project is replacement of the filters, pumps, and plumbing to comply with updated regulations. The current circulation rate (every 18 hours) does not meet code requirements (every 6 hours), which partially contributed to algae and chemical issues during the summer. The estimated cost for this project is \$26,000.

Replacement of the heater, estimated at \$20,000, was discussed. As the heater was refurbished this season and is currently operational, Lisa recommended delaying this project until after the pump and filter upgrades. Homeowners interested in touring the pool or reviewing the projects were encouraged to contact Lisa Murray.

Proposed 2026 Budget

Marilyn Henderson presented the proposed 2026 budget, including the impact of annual HOA dues at \$550 and \$600. An increase was noted in Lawn Mowing/Pool Cleaning/Flowers/Tennis Court expenses due to hiring a pool cleaner with chemical responsibilities, budgeted at \$4,800. Bathhouse cleaning was also added at five hours per week to address restrooms and trash.

The proposed 2026 budget with annual dues of \$550 results in a negative balance of \$2,250, while dues of \$600 result in a positive balance of \$1,050. Even with dues increased to \$800, the

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budget does not fully address all pool-related issues. Marilyn also noted that \$2,500 needs to be included in the 2026 operating budget for professional pool opening and closing services.

Approximately \$33,000 in reserves would be available this year to apply toward some of the projects.

Project Summary

- Filters and Pump House: \$27,000
- Heaters (current heater operational; replacement can be delayed): \$20,000
- Diving Board Base Repair: \$750
- New Pool Rails (current rails do not meet code): \$1,200
- Leak Detection and Repair: \$2,000 known / additional costs unknown

Approximate Total: \$50,000+

Discussion noted that these projects bring the pool up to code but do not include additional improvements such as fence or gate replacement, locks, a baby pool, or a pool cover. A homeowner raised concerns that the diving board repair may not meet current regulations. Lisa Murray compared the situation to remodeling a 50-year-old home, where hidden issues are often discovered once work begins.

There was discussion about how this information may be received by homeowners, as only approximately 25% regularly use the pool. Options discussed included a special assessment or closing the pool for a construction year in 2026. The Board emphasized the importance of clearly communicating the scope, age of the asset, and long-term goals to homeowners.

A concern was raised about using neighbors as vendors (e.g., plumbers or electricians), as accountability may be difficult if issues arise later. Another homeowner suggested that knowledgeable neighbors could provide consultation rather than perform the work.

The Board agreed to meet on Thursday, December 18, 2025, at 6:15 p.m. to continue discussion regarding the proposed 2026 budget and pool maintenance repairs.

Compliance Information and Policy Update

Ed Kolb discussed state compliance requirements. The Oak Ridge Improvement Association, Inc. Collection Policy and Procedures require updates to comply with current Colorado law. Ed reviewed and explained the major changes. A motion for approval was made by Lisa Murray and seconded by Wendy Wells. The motion passed, 5–0.

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Ed also presented a new policy, the Oak Ridge Improvement Association, Inc. Record Retention and Inspection Policy. This policy outlines required records, retention periods, inspection procedures, and timelines for providing HOA information within 90 days of the fiscal year-end. A motion for approval was made by Marilyn Henderson and seconded by Brian Johnston. The motion passed, 5–0.

Other Business

Due to the library closing, a motion to adjourn was made by Wendy Wells and seconded by Brian Johnston. The motion passed, 5–0, and the meeting adjourned at 7:45pm.

Submitted by Wendy Wells
Oak Ridge Improvement Association, Inc
Secretary

Homeowners Attending:

Floyd Bacon (44 Oak Ridge Drive)
Angela Evans (48 Oak Ridge Drive)

Chuck Barton (24 Oak Ridge Drive)
Marna & Eric Kebel (418 Burgess Dr.)

There were no attendees via Zoom.