

Oak Ridge Improvement Association
Board Meeting Minutes
Wednesday, August 5, 2025
Douglas County Library – Castle Rock and Zoom Call

1. Call to Order

The meeting was called to order by Eric Coronis, President, at 6:05 pm. Board members Eric Coronis, Lisa Murray, Marilyn Henderson, Ed Kolb (via Zoom), and Wendy Wells were present.

The board members introduced themselves to the homeowners, including new homeowners, Erica & Barrett Carlson from 53 Taylor Court.

2. Approval of Minutes

The preliminary minutes from the May 5, 2025 Board Meeting were reviewed. Marilyn Henderson clarified that she had changed the automatic transfers to the Savings and Investment Accounts to \$25 per quarter instead of \$5 per month to reduce monthly paperwork. Marilyn also stated that the anticipated insurance inspection from the underwriter would occur later in the year. A homeowner suggested the board research different banks to avoid service charges.

A motion to approve the amended May 5, 2025, minutes was made by Lisa Murray, seconded by Eric Coronis, and approved 5 to 0.

3. Financial Update

Marilyn Henderson reviewed the 2025 Proposed Budget as of August 5, 2025. The 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 projects, with \$3,767 used to date for sand, fence replacement, and new phone and fire alarm boxes. The pool repair budget was used for pump and valve replacements, plumbing and electrical repairs, water testing, pool step replacements, and new umbrellas. A credit was given to two homeowners who paid the special assessment in 2024 and subsequently sold their properties.

In response to questions from homeowners, Marilyn Henderson anticipates a small legal bill due to limited contact with the attorney. The chemical service for the pool is entirely volunteer by Brian Johnston, and the chemical costs are shown under Pool Maintenance/Repair.

Marilyn reviewed the current expenses to date and Ed Kolb will review all Treasurer transactions from May through July 2025. The current account balances are as follows:

- Checking Account: \$39,858
- Savings Account: \$7,721
- Reserve Funds: \$6,501
- Total: \$54,080

3. Financial Update - Continued

Marilyn Henderson explained that the Board established a Reserve Plan for the Pool in the 2025 Operating Budget which includes the following:

- Repairs from the electrical review have been prioritized and safety issues repaired.
- The Board is still reviewing options for the concrete warming blanket storage and repairing the steps down to the Pool Pump House.
- Installation of a new hydration system to replace the drinking fountain was questioned by a homeowner asking why this project was needed. Different options will be reviewed by the Board.
- New rails and ladder were identified; Motion lights for the walkway have been installed; an additional camera which has been purchased, but not yet installed and leveling the rock in the parking lot; resurfacing the baby pool; replacing seating around the baby pool with Trex; and new grills. Eric Coronis commented that he repaired one of the grills and will review the other.

Marilyn Henderson stated she has registered the HOA with the State of Colorado, completed the backflow water testing on the pool, and the Post Office Box annual rental. A homeowner asked if 3 bids were being obtained on all items and if not, it needed to be done. Another homeowner asked about the frequency of board meetings, and it was clarified that the board tries to meet every other month or as needed, with a minimum of three board meetings and one annual meeting required by the bylaws.

4. Pool Repair Update

Eric Coronis noted that there had been issues in the Pool Pump Room with the heater and plumbing. Nathan Randall explained that the boiler/heater lacks a drain from the heat exchanger, which caused a cracked manifold and needed repair/replacement along with another piece. The board is seeking bids to replace the heater with a more efficient model. Plumbing issues with the chlorinator have also led to algae problems. The board has contacted "Pool Doctor" for a consultation and recommendations on chemicals, as well as a bid for the new heater and 2026 chemical and cleaning services.

Homeowners expressed the following concerns about the pool:

- Cleaning and lawn mowing in the afternoon while members are swimming. Future expectations need to be made a part of job description with the pool cleaner and lawn maintenance staff.
- Suggestions were offered to hire professionals for chemicals and cleaning, as it may be more cost-effective and because the current volunteers are "burnt out".

4. Pool Repair Update – Continued

- A homeowner asked if Marc Lund's expertise had been utilized, and a board member responded that he has a busy professional travel. It was noted that Town of Castle Rock pools utilize Certified Pool Operators (CPO) to handle chemicals. Nathan Randall clarified that the HOA had limited funds for professional services two years ago, when the reserves were only \$3,500. With current concerns and pool conditions, the homeowner said they would not be willing to pay more dues.
- The new pool handrail's unsteadiness was noted and will be corrected when the pool is emptied for the season. A homeowner noted that the pool seems to be closing earlier each year while the temperatures remain hot.
- There were concerns about non-members using the pool; Eric Coronis assured that he and other board members monitor the area and that most users are members and their guests. Another suggestion was made to add a live camera feed to the website for members to check pool crowds.

The board agreed to review these concerns and suggestions.

Several homeowners expressed concern regarding the gray, marbled, finish on the pool, the staining on the bottom, the texture varied in places on the bottom and the sides of the pool, and cracks were already appearing in the coping. A homeowner said that although very few of the homeowners were attending the board meeting, everyone who came to the pool seemed to comment on the appearance.

A question was asked about the warranty on the pool repair and Marilyn Henderson confirmed the pool has a one-year warranty. Nathan Randall noted that this coping was one-third the cost of the previous one and that a sealer could be applied to mitigate cracking. He stated that the staining in the pool is caused by the acidity of oak leaves and will be treated with a product when drained. Concerns were raised about the finished product being "sub-standard" and not as good as the previous re-plastering job. The texture of the plaster was noted to vary in different areas of the pool.

Questions were raised about the winterization process and the concrete warming blankets, which are used to winterize the pool and extend its life beyond the typical 10 to 12 years. The blankets have already been paid for as part of the Pool Repair Project and the board has earmarked funds for a storage solution. This winter, the black side of the blankets will be face up and be secured with sandbags, and volunteers are needed to assist with this task.

The board will follow up with the contractor, Chavez Construction, regarding these concerns. A homeowner suggested a satisfaction survey to stakeholders regarding the pool's appearance. In response to a question, Nathan Randall confirmed that the pool contractor only works on pools.

4. Pool Repair Update – Continued

The surface material was chosen by the HOA, and the three bids received were for the same type of surface and coping.

5. 2025 Pool Season Updates

Lisa Murray discussed the comprehensive Pool Project list which starts with the beginning of the year, to the pool opening, to what needs to be done now before the end of the year.

Completion of some items are simple and others are more involved. The list will be updated from items discussed at this meeting and placed on the HOA website. Project Work Days were discussed with a sign-up for individual projects (which could be completed later).

Wendy Wells reported on the June 21st Bunco at the Pool event, which was attended by approximately 20 members and guests. The Johnson Family Music School also hosted a recital and barbecue on July 26th. Future plans include a band and viewing fall football games in the pavilion.

Angela Evans volunteered to explore a Street Party/Block Party for HOA members and was advised that it may require a permit from the Town of Castle Rock. A homeowner suggested that the HOA have a Yard Sale Day or coordinated sale. If there is interest in such an activity and a volunteer to coordinate it, the HOA will publicize it.

Melissa Randall discussed an app to use for the HOA and she will organize and coordinate it. HOA members will be contacted and be able to opt-in if interested. Those in attendance thought this was a good idea.

Tentatively, the Pool Closing Date for swimming will be towards the end of September, dependent on weather. There needs to be one week between the last day of swimming and the Doggie Splash.

6. Other Business

At the next Board Meeting, Lisa Murray will establish a Nominating Committee for the Annual Meeting Election, as the terms for Eric Coronis and Wendy Wells are expiring.

At the May Board meeting, and since then, homeowners have raised concerns about Covenant violations (trailers, campers, trash cans), particularly Covenants #11 and #14. Recently there were 18 campers, trailers, and RVs on HOA member properties. Additionally, there are many trash cans, within view. Concerns regarding home values was raised and many households have different standards for their properties.

6. Other Business – Continued

Lisa Murray suggested that the HOA Board send a letter to all homeowners directing them to the Covenants on the website and then identify the items that are frequent complaints, asking the homeowner to review their own property.

Concerns also brought to the May Board Meeting, were handled privately by Eric Coronis with three separate homeowners. These discussions resulted in positive results. Whenever possible, individual concerns should be discussed neighbor to neighbor. If it is a safety issue with the street or sidewalks, homeowners should contact the Town of Castle Rock.

Regarding other concerns raised by homeowners, Marilyn Henderson is looking into a "responsible drinking" policy for the pool rules for next year, pending legal and insurance review. A homeowner asked a question regarding fences and payment obligations and these need to be discussed between neighbors. The Oak Ridge HOA is a no-fence neighborhood.

There being no further business, a motion to adjourn was made by Wendy Wells and seconded by Eric Coronis. The motion passed 5 to 0 and the meeting adjourned at 7:50 pm.

Submitted by Wendy Wells
Oak Ridge Improvement Association
Secretary

Homeowners in Attendance:

Chuck Barton (24 Oak Ridge Dr.)
Erica & Barrett Carlson (53 Taylor Ct.)
Eric Coronis (35 Oak Ridge Dr.)
Angela Evans (48 Oak Ridge Dr.)
Marilyn Henderson (46 Oak Ridge Dr.)

Jillian Moster and Matt Vaught (300 Burgess Dr.)
Lisa Murray (40 Oak Ridge Dr.)
Melissa and Nathan Randall (17 Oak Ridge Dr.)
Wendy Wells (34 Oak Ridge Dr.)
Zoom: Ed Kolb and Judy Matarese (47 Taylor Ct.)

Attachments:

8-5-25 Oak Ridge HOA Board Meeting Agenda
May 5, 2025 Oak Ridge HOA Preliminary Board Minutes
Oak Ridge HOA Proposed Budget for 2025 as of August 5, 2025