

***Oak Ridge Improvement Association
Board Meeting Minutes
Thursday, December 18, 2025
Douglas County Library – Castle Rock***

Call to Order

The meeting was called to order by Eric Coronis at 6:25 p.m. Present were Board Members: Eric Coronis, Marilyn Henderson, Brian Johnston, Ed Kolb, and Wendy Wells. Lisa Murray joined later in the meeting.

Proposed 2026 Budget Discussion

As a continuation of the December 15, 2025 Board meeting, the Board discussed pool operations and the associated financial implications. Marilyn Henderson discussed the proposed operating budget for closing the Pool in 2026. Under two different options of HOA Dues, the Operating Budget would result in a positive balance of \$13,150 - \$16,450.

Marilyn reviewed changes she made to the 2026 proposed operating budget distributed at the December 15, 2025 Board meeting. The adjustments included lowering legal fees, state license fees, and insurance costs, while increasing expenses for pool chemicals and pool services. The estimated operating expenses in 2026 are approximately \$39,900 if the pool is open. Closing the pool in 2026 would result in a savings of approximately \$200/homeowner.

The Board reviewed the proposed 2026 operating budget, which reflects a projected deficit when professional pool maintenance services are included. Marilyn Henderson explained the annual cost of Zoom services. Due to low usage and cost considerations, the Board decided to discontinue Zoom services after the contract expires in March 2026. A motion was made by Brian Johnston and seconded by Wendy Wells. The motion passed 5 to 0.

The website contract and related licenses, which run through May 2027, were reviewed and the Board agreed they should be maintained to ensure document accessibility. The camera footage storage contract, at \$20 per month, was reviewed. The Board agreed this service should be maintained, particularly while water continues to be kept in the pool.

Pool Repairs and Assessment Plan

A significant leak was discovered near the pool by the diving board area. This repair will not require work inside the pool. The leak detection company will also investigate the South Street drain and provide cost estimates for any necessary repairs.

With homeowners' input, the Board discussed the need for repairs to the pool plumbing, replacement of filters, and leak repair, with the potential delay of the pool heater for one year.

Oak Ridge Improvement Association, Inc.
Board Meeting
December 18, 2025

The Board discussed whether to spread the cost of repairs over several years or conduct a one-time assessment per homeowner in 2026. The Board agreed that while some repairs could potentially be delayed, the leaks and filter replacements cannot be postponed, as they are required for code compliance.

The Board also acknowledged the need for future maintenance, including smaller repairs, but agreed that addressing the major mechanical issues now would place the pool in good condition for the long term. The Board will wait until all repair estimates are available before making final recommendations.

Marilyn Henderson reported that the HOA's insurance company does not require a winter pool cover, now that water must be maintained in the pool.

Other Business

Lisa Murray joined the meeting. A proposed schedule for 2026 Board Meetings was presented, with all meetings to be held at the Douglas County Library in Castle Rock. The next Board meeting is scheduled for January 15, 2026, to finalize the HOA operating budget. After that meeting, the Board has 60 days to present the new budget to the homeowners.

A motion to adjourn was made by Eric Coronis and seconded by Brian Johnston. The motion passed 6-0, and the meeting adjourned at 7:45 p.m.

Submitted by Wendy Wells
Oak Ridge Improvement Association, Inc
Secretary

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