

Oak Ridge Improvement Association

Board of Directors Meeting Minutes

Thursday, February 12, 2026

Douglas County Library – Castle Rock, CO 80104

Call to Order

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

Present: Board Members Eric Coronis, Marilyn Henderson, Ed Kolb, and Wendy Wells. Brian Johnston was absent and Lisa Murray joined later in the meeting.

Approval of Board Meeting Minutes

Minutes from the January 15, 2026, Board Meeting were presented and reviewed. Several clarifications to the minutes were suggested.

A motion was made by Marilyn Henderson and seconded by Ed Kolb to delay approval of the minutes until the March Board Meeting. The motion passed 4–0.

Presentation of the Budget

Marilyn Henderson presented the *2026 HOA Proposed Budget*, as previously approved by the Board at the January 15, 2026 Board Meeting. There were no questions or comments regarding the 2026 Budget.

The 2026 Budget was emailed to all homeowners with the announcement of the February 12, 2026 Budget and Board Meeting. One homeowner who does not use email received a hand-delivered copy of the Budget.

The dues are \$700 for 2026, they will be mailed the week of February 16th and are due to the HOA by May 15, 2026. *The 2026 Annual Dues invoices incorrectly listed Venmo as an accepted payment method. The Oak Ridge HOA does not accept Venmo. Instead, payments should be*

made via Zelle through First Bank. Homeowners wishing to pay Zelle may contact Marilyn Henderson at (757) 342-8972 for assistance with the transaction.

The January 2026 *Income and Expense Report* was reviewed by Marilyn Henderson with expenses totaling \$405, consisting of business expenses of \$189 and routine utility expenses of \$216. Marilyn explained that in previous years, JCP Financial prepared the annual dues invoices at a cost of \$450 and this year, she prepared them.

As of February 10, 2026, account balances were as follows: Checking: \$20,209; Savings: \$7,773; and: \$6,552; Total: \$34,534.

Pool Update

An updated report of pool water usage from 2018 through 2025 was discussed. Questions were raised regarding substantial water usage during months when the pool was closed between 2018 and 2020. Further investigation will occur.

Lisa Murray joined the meeting and discussed the past month's pool activities. Two homeowners who are Certified Pool Operators (CPOs) in Colorado and currently work in that capacity, have volunteered to review the pool plumbing repairs, equipment needs and the leak investigation. (Certified Pool Operator (CPO) certification is the standard credential for managing pools in Colorado to ensure safety and regulatory compliance.) Following each party's preliminary investigation, there is consensus that the leak is occurring in the pool's return line; however, the exact location has not yet been identified.

With the return line leaking, the water is flowing into the sub-drainage system, under the pool, that is designed to divert ground water away from the pool. At this time, it is believed that the diverted water may be draining toward South Street.

Bids have been received from Metro Pools and forthcoming from homeowner, Travis Burton, addressing both the plumbing/equipment and leak repairs. American Leak Detection has provided a bid for repairing the leak only.

Lisa Murray suggested that before proceeding with the pump house plumbing repairs, the priority should be locating and repairing the leak(s) in the main return line. Different concerns and options were discussed in moving forward with plumbing after the leak is repaired. The filter and pump could be re-used for a year. One concern expressed was that the longer the pool remains without water, the greater the negative impact on the plaster.

A motion was made by Lisa Murray to proceed first with repairing the leak in the pool return line, with authorization to spend up to \$30,000 from current reserve funds. The Board will review the three bids and determine which contractor will proceed with the repairs. The motion was seconded by Ed Kolb. The motion passed unanimously with a vote of 5 to 0.

There was additional discussion regarding whether sand/multi-media material or glass filtration systems are preferred. Eric Kebel gave a good summary on both types of filters and the situations where one type is preferred over the other. In general, glass filtration may provide improved water quality and reduced long-term maintenance, while sand filtration remains a traditional and cost-effective option.

Another question on the possibility of relining the return pipe was discussed; however, this was determined not to be feasible due to the diameter of the pipe and other factors.

Marilyn Henderson prepared a schedule showing items needed repair/replacement prior to the pool opening. Lisa Murray reported that there had been a couple of cracked pipes in the pool house restrooms and a wooden light pole had fallen. These items were included on the schedule; however, costs were not known at this time.

Other Business

The next Board meeting will be held on Thursday, March 10, 2026, at 6:00 p.m. at the Douglas County Library, Event Hall A (first floor).

A motion to adjourn was made by Eric Coronis and seconded by Wendy Wells. The motion passed 5–0, and the meeting adjourned at 7:45 p.m.

Submitted by:

Wendy Wells

Secretary

Oak Ridge Improvement Association, Inc.

Homeowners Attending:

Eric and Marna Kebel (418 Burgess Drive)