

Oak Ridge Improvement Association

Board of Directors Minutes

Thursday, January 15, 2026

Douglas County Library – Castle Rock, CO 80104

Call to Order

The meeting was called to order by Eric Coronis at 6:34 p.m.

Present were Board Members: Eric Coronis, Lisa Murray, Marilyn Henderson, Brian Johnston, Ed Kolb, and Wendy Wells.

Approval of Board Meeting Minutes

Minutes from the December 15, 2025, and December 18, 2025, Board Meetings were presented and reviewed. The December 18, 2025, minutes were revised to state: *“The leak detection company will also investigate the South Street drain and provide cost estimates for any necessary repairs.”*

A motion was made by Marilyn Henderson and seconded by Ed Kolb to approve both sets of minutes, as corrected. The motion passed 6–0.

Pool Repair Update

Lisa Murray presented the *Oak Ridge Pool Leak Investigation Executive Summary* (attached). She described the actions taken by the vendor, American Leak Detection of Denver, including the scope of work performed, key findings and recommendations, cost summary, attachments reviewed, and expanded analysis with recommended repairs.

During discussion of American Leak Detection’s work from the pump house to South Street, it was noted that the drain/waste line did not hold pressure, and a camera inspection confirmed a tie-in from another line. This may be an undocumented connection or a break. The area of the discovered T-line has been marked with paint; however, a more permanent marker is needed so its location will be known in the future.

Lisa Murray reviewed American Leak Detection’s findings with Metro Pool. It is possible that a French drain was installed previously due to the depth of the pool and the slope of the area and could be the source of the T-line connection. Metro Pool does not believe the line connects directly from the pool to

South Street. A question was raised regarding whether the pool had been drained and scoped from the T-line back to the pool. Lisa confirmed this had not been done and may need to be considered in the future. However, Metro Pool recommends further investigation of the line from the T-line back to the pump house.

There is a confirmed leak near the pool, under the concrete, that requires repair. The bid from American Leak Detection for repair, by them, is \$4,600. In the pump room, replumbing of lines and valve replacements are required, as well as a new filtration system to meet code, at a cost of \$24,000. This work may also correct issues with drain valves and water drainage to South Street, which would involve capping off a drain.

The cost of work completed to date by American Leak Detection is \$1,850. Currently, there is no bid for additional work between the pump house and the T-line until after the replumbing and valve replacement work is completed.

Financial Update

Marilyn Henderson presented the *HOA Actual Income and Expenses for 2025*, as of December 31, 2025 (attached). The proposed 2025 budget projected income was \$26,025 (without carry-over credit) while actual income was \$32,355. Budgeted expenses were \$33,975, and actual expenses totaled \$38,039. This resulted in negative income over expenses of \$5,684, primarily due to costs associated with Metro Pool, American Leak Detection, and the replacement of the Pool House water heater.

Marilyn Henderson next presented the *HOA Proposed Budget for 2026* (attached) and noted that Board and homeowner input was needed regarding the amount of dues for 2026. She reviewed increases in expenses from the prior year, mainly related to changes in pool services, maintenance, and chemical procedures. Proposed expenses for 2026 total \$39,900.

The proposed budget outlined income over expenses across a range of dues from \$550 to \$800, in \$50 increments. Expenses exceed income at dues of \$550 and \$600. Income exceeds expenses at dues of \$650 to \$800, with projected surpluses ranging from \$3,400 to \$13,300. As of January 13, 2026, the HOA had a combined balance of \$35,566 in checking, savings, and reserve funds.

Marilyn Henderson also presented the *Oak Ridge Pool Area Updates for 2026* (attached), which included pool repair expenses, capital expenses, and future capital expenses for 2026 and beyond. The 2026 repair expenses required to open the pool in 2026 include: diving board repair, gate repair, purchase and installation of new pool rails, pump house repairs, a new filter, a diagram, a pending leak repair estimate, and light pole repair. The new pool rails, pump house repairs, and filter replacement are required to comply with current code requirements.

A major capital expense identified was replacement of the pool heater at an estimated cost of \$20,000. Each item was discussed by the Board and homeowners in attendance, and Marilyn asked if any items had been omitted.

The estimated cost required to open the pool in 2026 is \$40,200. As of January 15, 2026, the combined balance of checking, savings, and reserve funds - less outstanding expenses - leaves an available balance of \$34,705, resulting in a shortfall of \$5,495 to open the pool next year. Including the heater replacement, this brings the total 2026 repair and capital expenses to \$60,200.

Marilyn recommended using \$30,000 of current funds (leaving \$3,400 in reserves) and proposing a special assessment. The cost of such an assessment is currently unknown due to unresolved questions regarding potential additional leaks. Marilyn presented examples (attached) comparing combinations of dues increases and assessments versus significantly higher dues without an assessment.

The Board discussed whether to continue professional pool maintenance services or attempt self-maintenance, which was unsuccessful in the prior year. A question was raised regarding potential savings if the pool did not open in 2026 and repairs were deferred. Estimated savings were \$10,000–\$13,000; however, delaying repairs could increase future costs.

A question was also raised about maintaining 2026 dues at \$550. It was noted that pool expenses and maintaining a minimal reserve would not break even without dues of at least \$650.

After reviewing the options, Marilyn clarified that dues must be set for the operating budget in accordance with the Bylaws, even if the assessment cannot be finalized until additional costs (such as a secondary leak) are known. Reasons for increasing the operating budget include:

1. Professional chemical and pool services requested by HOA members;
2. An annual increase of 100,000-gallon in water usage, which led to the identification of a leak by American Leak Detection;
3. Pump house equipment issues identified while investigating the pool plaster discoloration and algae issues from this past summer;
4. Necessary updates to bring the pump house and pool into code compliance. The current equipment is incorrect for the size of the pool and does not meet modern standards.

The Board discussed various dues and assessment options, including the possibility of an annual cost-of-living increase to the HOA dues. A decision regarding dues was required at this meeting to meet the Bylaws' notification timeline. A motion was made by Eric Coronis and seconded by Wendy Wells to set 2026 dues at \$700. The motion passed 5–1, with Lisa Murray dissenting. The Board directed that notice be provided to homeowners at this time regarding a potential assessment related to the repair

items presented, currently estimated in the range of \$500–\$600. This estimate is preliminary, as final costs have not yet been determined.

Other Business

The budget meeting and next Board meeting will be held at 6:00 p.m. on Thursday, February 12, 2026, at the Douglas County Library, Conference Room F.

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
Secretary
Oak Ridge Improvement Association, Inc.

Homeowners Attending:

Chuck Barton (24 Oak Ridge Drive)
Judy Matarese (47 Taylor Court)