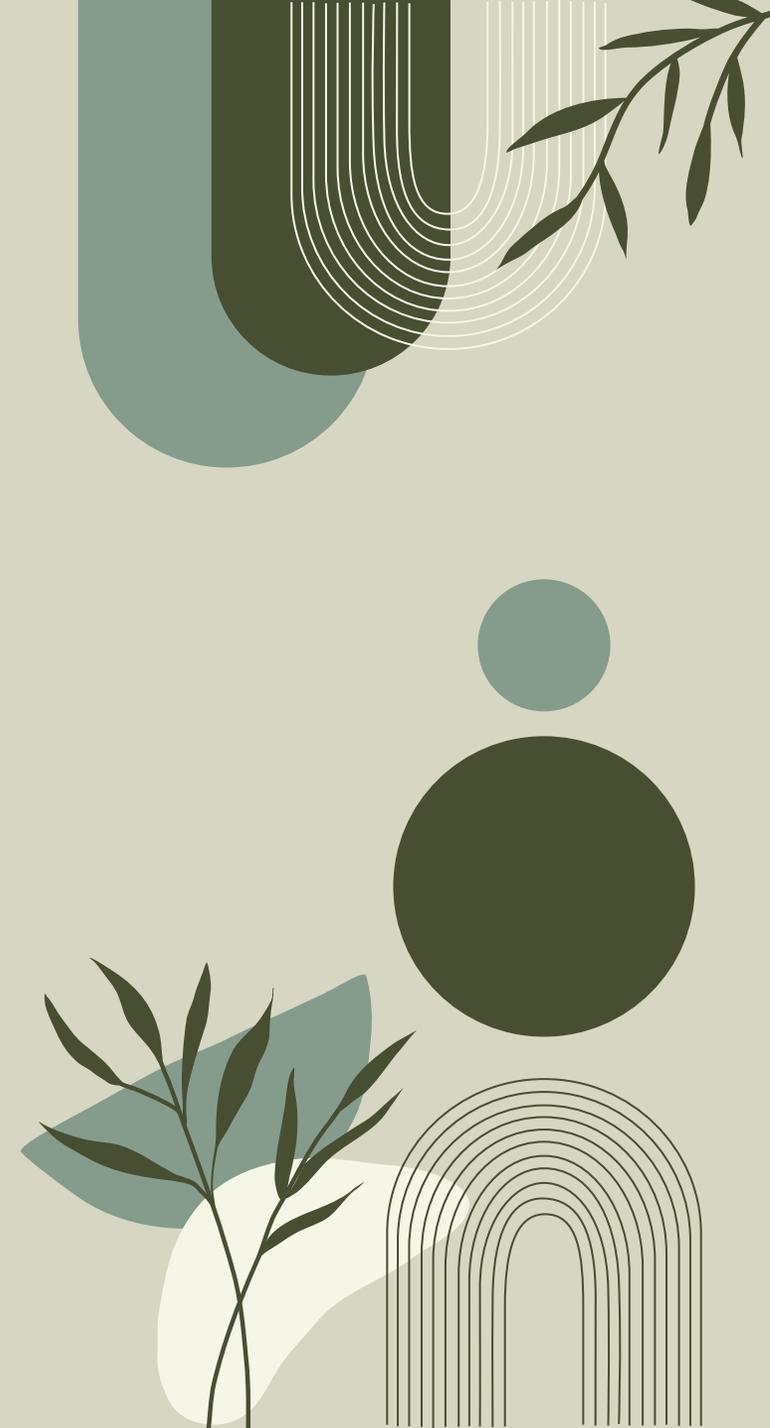


Oakbrook HOA Annual Meeting

November 18, 2025: Arapahoe Library



Agenda

1. Current HOA Board Member Introductions
2. Review Prior Year Minutes
3. HOA Mission and Vision Statements
4. Covenant Committee Update
5. Communications Update
6. Legal Update 2025
7. 2025 Accomplishments
8. 2026 Plans and Goals
9. Financial Review & 2026 Budget
10. Waste Companies
11. 2025 Board Member Nominations



2025 HOA Board Members



1
President
Shelby Percy

2
Vice-President
Joe Chalupa

3
Treasurer
Ashley Hudson

4
**Communications
Director**
Ellina Robischon

5
Secretary
Vacant

2024 Meeting Review



1

4 Board Members were in attendance (1 virtually)

2

7 Residents were in attendance (1 virtually)

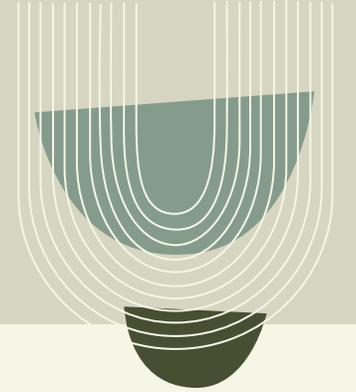
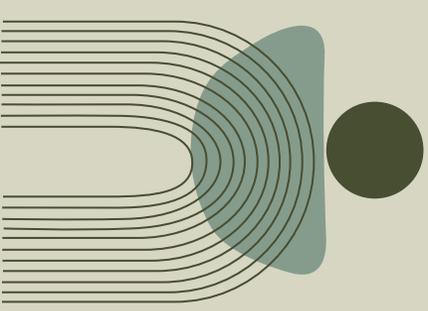
3

Joe Chalupa nominated as Vice-President. Ellina Robischon nominated as Communications Director.

4

Ideas:

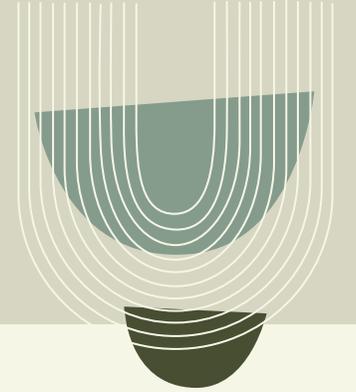
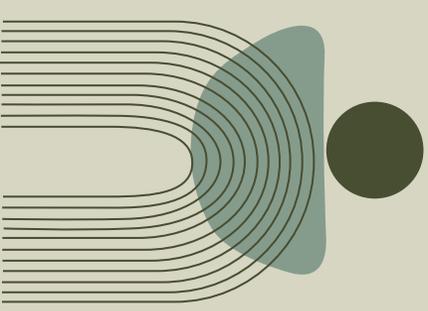
1. Small business advertising: auction
2. Appointment window for using dumpster, use a bigger parking lot.
3. Different sizes of dumpsters
4. Neighborhood Watch?



Oakbrook Mission Statement

Our mission is to enhance the quality of life through management of common areas, enforcement of the covenants and rules, and support of initiatives that strengthen the bond among residents.





Oakbrook Vision Statement

We envision a community of neighbors working together through a voluntary association to achieve a higher quality of life and increased property values. Our intention is a neighborhood that is desirable by residents and non-residents as a place to live and enjoy family, friends, and community.





Covenant Committee Update

- 2025 has been a very good year for the Covenant Committee, with many new projects completed by our Home Owners. Our Oakbrook community is looking great, with beautiful landscaping, painting and remodel/ construction completed
- Noticeably less violations have been reported by residents, and/ or observed by the covenant committee. As we observe our community, this is very noticeable in a very positive way!





Covenant Committee Update

- The most common concern expressed this past year continues to be, “Garbage Containers visible from the street when not in active use for scheduled pickup”.
- We also continue to have concerns expressed about barking dogs, and cats wandering the neighborhood, using sand boxes or flower beds as their litter box! Remember, it is YOUR responsibility to keep YOUR pet in a way that is not disruptive to our community.





Covenant Committee Update

- The best way to handle a concern in our neighborhood, is to discuss these concerns one on one. Always be aware of the covenants before a concern is expressed! As an HOA Board, we do try to resolve concerns, and/ or clarify covenants, and ask for your cooperation in following the approved covenants.
- We want to thank all of our residents for their cooperation in keeping our Oakbrook neighborhood the best. As Vice President, and Covenant Committee Lead, I thank all our residents for your hard work in maintaining our Oakbrook.



Communications Update – Online Presence



01 | Website

www.oakbrookhoa.com

02 | Email

- General inquiries:
ohoa1980@gmail.com
- Covenant violations or approval requests:
oakbrookcovenants@gmail.com

03 | Facebook Group

- www.facebook.com/groups/OakbrookHomeownersGroup
- 335 Members (up from 318 last year)

04 | NextDoor

- 1028 members (up from 965 last year)



Communications Update – Newsletter

- Online Quarterly Newsletter = 503 subscribers (down from 525)
 - Created and published via Mailchimp
 - Also published on the website
 - All residents are encouraged to visit oakbrookhoa.com to subscribe to the online newsletter.
- Print Edition of the Newsletter
 - 443 copies delivered by resident volunteers. Thank you very much to everyone who volunteered their time this year!





Legal Update 2025

- The trend for new HOA laws is continuing with several bills in 2025. The main bill that will affect our association is:
 - House Bill 25-1123: HOA Alternative Dispute Resolution
 - This law encourages owners and HOAs to mediate disputes internally before escalating to the court.



2025 Accomplishments



Refreshed & Continuing Events

- Covenant Committee is going strong
- Consistent Weed Management
- Community Plant Stand
- 1st Easter Egg Hunt in April
- Shred-A-Thon in May
- Garage Sale Weekend in June
- 3rd annual 4th of July bike parade
- Ice Cream Social in September
- 2025 Food Truck Season
- Dumpster Days in October
- Winter Social in November



Refreshed & Continuing Events





2026 Events

- Plan to continue the social events with the support of the City of Littleton grants (Easter Egg Hunt, Ice Cream Social, Winter Social)
- Continue with consistent Weed Management
- Continue with Garage Sale Weekend
- Continue with 4th of July Parade
- Continue with Dumpster Days
- We will be reviewing whether we can do a shred-a-thon with another neighborhood or businesses in our neighborhood going forward.





2025 Oakbrook HOA Board Goals Review

- Maintain homeowner property value and community standard
 - Success!
- Sustain and increase dues participation rate
 - Success!
- Increase community-building activities
 - Success!
- Maintain weeds along common areas
 - Success!
- Continue to put into place policies/update covenant to be in line with HOA laws and provide more transparency to homeowners
 - None required in 2025
- Continue successful initiatives from past years
 - Success!





2026 Oakbrook HOA Board Goals

- Maintain homeowner property value and community standard
- Sustain and increase dues participation rate
- Maintain and increase community-building activities
- Add community support network
- Maintain weeds along common areas
- Continue to put into place policies/update covenant to be in line with HOA laws and provide more transparency to homeowners
- Continue successful initiatives from past years



Financial Review

Oakbrook HOA
Income Statement
January thru November 10, 2025

| | | | | For Reference: Nov 2024 |
|---------------------------|---------------------------------------|-------------|----------------------|------------------------------------|
| Operating Revenue | | | | |
| | Dues Received | \$ 5,319.20 | | \$ 7,582.29 |
| | Total Dues Received | | \$ 5,319.20 | |
| | By Check | 67 | | 94 |
| | By Paypal | 11 | | 32 |
| | By Venmo | 67 | | 73 |
| | Total Dues Received (some duplicates) | 145 | | 199 |
| Operating Expenses | | | | |
| | Annual Meeting Prizes | \$ - | | |
| | Bank Fees | \$ 73.00 | | |
| | Dumpster Days | \$ 6.11 | | |
| | Shred-A-Thon/Easter Egg Hunt | \$ 832.03 | | |
| | Insurance Expense | \$ 1,889.00 | | |
| | Legal Fees | \$ - | | |
| | Maintenance (Neighborhood) | \$ 3,000.00 | | |
| | Newsletter Expense | \$ 568.73 | | |
| | P.O. Box Rental | \$ 210.00 | | |
| | Stamps Expense | \$ 390.82 | | |
| | State Fees | \$ 25.00 | | |
| | Website Fees | \$ 326.81 | | |
| | Total Operating Expenses | | \$ 7,321.50 | \$ 7,122.09 |
| | Net Income from Operations | | \$ (2,002.30) | \$ 460.20 |
| Other Income | | | | |
| | Interest Income | \$ 18.19 | | 55.41 |
| | Refunds and Credits | | | |
| | MISC Income (Grants) | \$ 13.02 | | |
| Other Expenses | | | | |
| | MISC Expense | | | |
| | | <u>\$ -</u> | | |
| | Net Nonoperating Expense | | \$ (31.21) | |
| | Net Income YTD | | \$ (1,971.09) | \$ 515.61 |

Oakbrook HOA
Balance Sheet
January thru November 10, 2025

Ref: Jan 2025

Cash Assets = \$ 27,647.70

ASSETS

Current Assets

| | |
|-----------------------------|--------------------|
| Cash - Checking Account | \$ 1,239.18 |
| Cash - Money Market Savings | \$ 22,757.37 |
| Cash - Paypal | \$ - |
| Cash - Venmo | <u>\$ 1,749.79</u> |

Total Current Assets

\$ 25,746.34

Fixed Assets

N/A \$ -

Total Fixed Assets

\$ -

TOTAL ASSETS

\$ 25,746.34

LIABILITIES AND EQUITY

Current Liabilities

N/A \$ -

Total Current Liabilities

\$ -

Long-term Liabilities

N/A \$ -

Total Liabilities

\$ -

**Oakbrook HOA
Annual Budget
January thru November 10, 2025**

| | Actual as of 11/10/2025 | Budgeted | Remaining |
|---|--------------------------------|--------------------|--------------------|
| Bank Fees | \$ 73.00 | \$ 60.00 | -\$ 13.00 |
| Dumpster Days | \$ 6.11 | \$ - | -\$ 6.11 |
| Insurance Expense | \$ 1,889.00 | \$ 2,000.00 | \$ 111.00 |
| Legal Fees | \$ - | \$ 500.00 | \$ 500.00 |
| Maintenance | \$ 3,000.00 | \$ 3,000.00 | \$ - |
| Newsletter Expense | \$ 568.73 | \$ 1,000.00 | \$ 431.27 |
| P.O. Box Rental | \$ 210.00 | \$ 225.00 | \$ 15.00 |
| Socials/ National Night Out/ Annual Meeting Prizes | \$ 832.03 | \$ 800.00 | \$ (32.03) |
| Stamps Expense | \$ 390.82 | \$ 450.00 | \$ 59.18 |
| State Fees | \$ 25.00 | \$ 60.00 | \$ 35.00 |
| Website Fees | \$ 326.81 | \$ 350.00 | \$ 23.19 |
| TOTALS | \$ 7,321.50 | \$ 8,445.00 | \$ 1,123.50 |

**Oakbrook HOA
Proposed Annual Budget
2026**

| | 2025 | 2026 | YoY Difference |
|-----------------------------|--------------------|--------------------|-----------------------|
| Bank Fees | \$ 60.00 | \$ 90.00 | \$ 30.00 |
| Dumpster Days | \$ - | \$ - | \$ - |
| Insurance Expense | \$ 2,000.00 | \$ 2,000.00 | \$ - |
| Legal Fees | \$ 500.00 | \$ 500.00 | \$ - |
| Maintenance | \$ 3,000.00 | \$ 3,300.00 | \$ 300.00 |
| Newsletter Expense | \$ 1,000.00 | \$ 600.00 | -\$ 400.00 |
| P.O. Box Rental | \$ 225.00 | \$ 225.00 | \$ - |
| Socials/ National Night Out | \$ 800.00 | \$ 800.00 | \$ - |
| Stamps Expense | \$ 450.00 | \$ 450.00 | \$ - |
| State Fees | \$ 60.00 | \$ 60.00 | \$ - |
| Website Fees | \$ 350.00 | \$ 350.00 | \$ - |
| | | | |
| TOTALS | \$ 8,445.00 | \$ 8,375.00 | -\$ 70.00 |



Dues Questions

- We had a few comments on the voting cards related to why owners are not paying dues:
 - Sidewalks are not being shoveled
 - Oakbrook HOA is not in charge of shoveling. That is each owner's responsibility or the city's depending on the sidewalk location.
 - Streets are not being plowed
 - This is the city's responsibility. Our neighborhood streets are considered to be the lowest priority for plowing unless they are major through streets (Pennsylvania, Logan, etc).





Waste Companies

- We are a voluntary-dues HOA that does not pay for waste removal so residents are free to use any company that you would like.
- Currently we have a contract with Waste Connections that allows for residents to get a “neighborhood deal” as well as two roll-off dumpsters.
- New accounts for Oakbrook residents start at \$14/month and increase 6% annually.
- Based on the survey results from last winter, most residents would like to stay with WC. The board was not successful in changing the terms of our contract, but it automatically renewed so the deal will continue as is.



2026 Board Member Nominations

Election

1
**President: up for
re-election**

2
**Secretary: vacant
through 2025**

3
**Treasurer: up for
re-election**





President

- Presides over the monthly HOA board meetings
- Presides over the annual HOA meeting
- Helps plan and implement community events
- Helps respond to resident questions
- Writes the President's Message for the quarterly newsletter.





President

- Shelby Pearcy nominated 3 times: declined
- Kyle Roth self-nominated: Will attend meetings and be voted on to fill vacancy by remaining board members.





Secretary

- Attends the monthly HOA board meetings
- Note taking and agenda flow for all HOA Board meetings
- Assist in general administrative duties as needed/requested



Secretary

- Ashley Hudson elected (34 votes) and resigned, but will stay on the board as a position-less volunteer as well as assist with the transition for Secretary.. Thank you for your years of work Ashley!
- Alan Bilsborough self-nominated: Will attend meetings and be voted on to fill vacancy by remaining board members.



Treasurer

- Attends the monthly HOA board meetings
- Leadership of HOA finances
- Manage bank accounts, PayPal, paper check deposits, and check-writing
- For annual dues drive, enter renewal details into database
- Report to Board at monthly meeting on state of finances





Treasurer

- Ashley Hudson will assist with the transition for Treasurer..
- Marcia Anderson self-nominated: Will attend meetings and be voted on to fill vacancy by remaining board members.



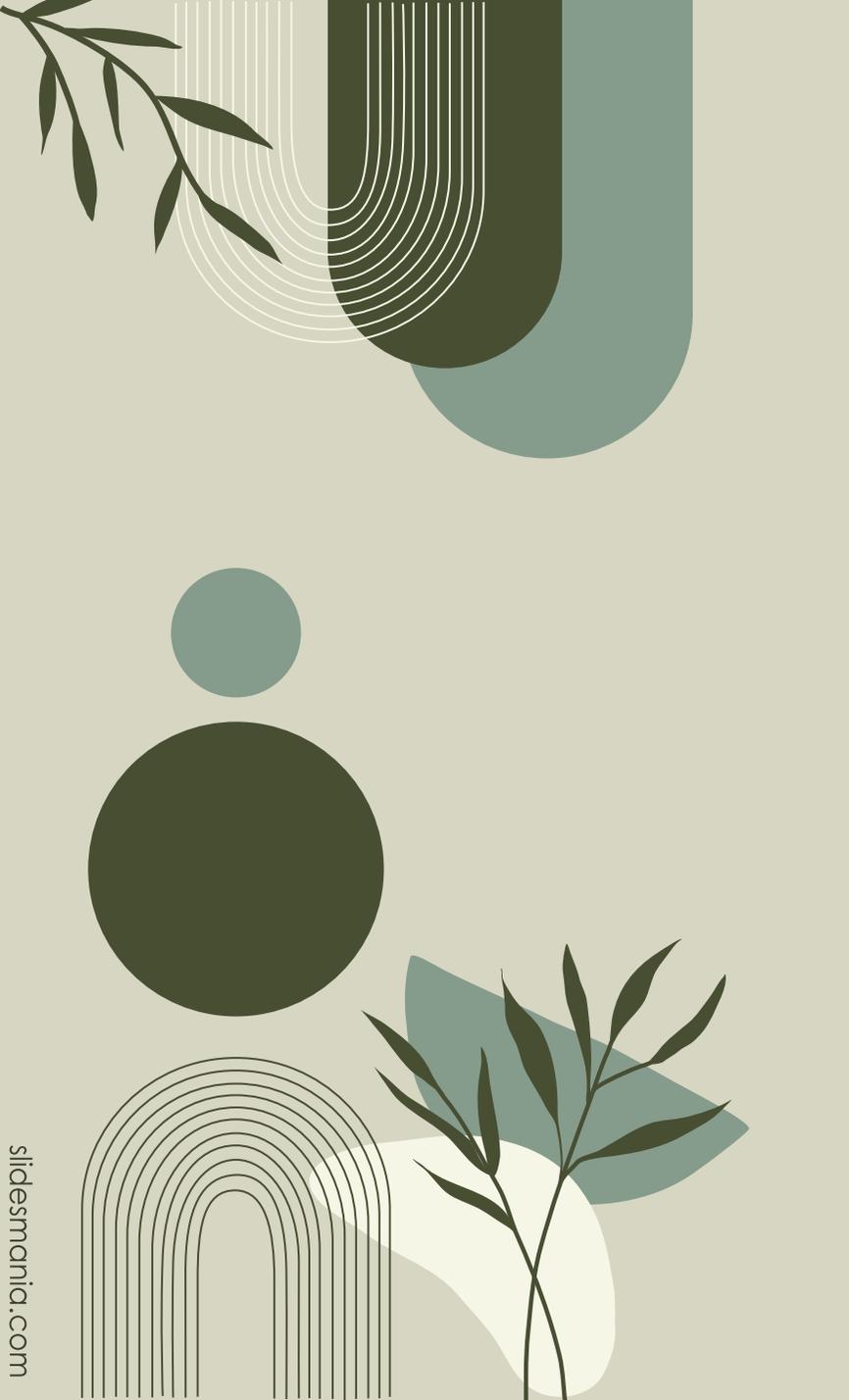


Pride in Oakbrook

Pride in Oakbrook was a neighborhood contest where neighbors could nominate homes that are being well cared for or stand out as being an example of pride in our neighborhood. At the end of summer, 3 homes were provided with 1st, 2nd and 3rd place. The Board would like to see if bringing back this acknowledgement of pride in the neighborhood is of interest to the community. We may switch to a sign in a yard once a month or other ways to acknowledge the winners.

- 74 total voting cards received by 11/10/2025.
- 28 votes for bringing back Pride in Oakbrook
- 18 votes requesting additional information
- 4 votes opposing the return of Pride in Oakbrook - opposed due to fund use





Thank you!

Any questions or items for
discussion by attending members?

ohoa1980@gmail.com

www.oakbrookhoa.com