

Understood. Here it is **in plain text with no bullets or special formatting**, matching the structure of the February document so you can paste directly into Google Docs.

2026.03.10

Attendees (virtual zoom meeting)

Joe Chalupa

Ashley Hudson

Ellina Robischon

Alan Bilsborough

Marcia Anderson

Kyle Roth

Post-February Meeting Follow-Up

Ellina confirmed that newsletter preparation is underway and will be finalized for distribution later in the week. The board discussed removing language related to holiday decorations from the Covenant Corner section due to the lack of specific language in the covenants defining timelines for holiday displays.

President's Update

Kyle noted that the meeting had not been on his calendar and apologized for being less prepared than usual. The board discussed the benefit of circulating an agenda prior to each meeting to help keep discussion organized and efficient. Kyle proposed creating a shared agenda document where board members can add discussion items in advance, managed by Alan. The group agreed this would help ensure meetings stay focused and allow members to contribute items as they arise. The board confirmed that meetings will continue to occur on the second Tuesday of each month at 6:30pm.

Covenant Committee/VP

Joe reviewed the current process used when covenant complaints are received. Complaints are first verified by visiting the property to confirm whether a violation exists. If a violation is confirmed, a letter is mailed to the owner or current resident notifying them of the issue. If the issue continues, follow-up letters are sent. A third letter is sent via priority mail so delivery can be confirmed. If violations persist after repeated notices, the board may escalate the issue to legal counsel. Joe noted that residents submitting complaints often request anonymity and the board makes an effort to respect those requests. Joe also discussed common issues that arise in the neighborhood, including barking dogs and other pet noise when owners are not home. These concerns may be included in the newsletter as a reminder to residents. The board also noted that some issues reported by residents, such as vehicles parked on public streets, are governed by city ordinances rather than HOA rules.

Treasurer Report/Legal Update

Ashley joined the meeting to discuss legal and governance questions previously raised regarding HOA structure and potential covenant updates. Ashley explained that Oakbrook is somewhat unique because it predates the Colorado Common Interest Ownership Act and operates with voluntary dues, which places the community partially outside typical CCIOA governance structures. Ashley indicated she will review the legal questions in more detail and provide additional insight at a future meeting. Ashley also noted she continues monitoring recent legislative developments affecting HOAs.

Communication

Ellina reported that the spring newsletter is nearly ready for publication and will likely be printed and distributed later in the week. The board discussed the importance of circulating the newsletter draft to board members prior to publication so everyone can review and ensure consistent messaging. The board also discussed the Oakbrook Facebook group, which Ashley currently manages. Ashley offered to add Alan as an administrator so additional board members can help monitor communication and share information.

Events

Ellina reported that planning is underway for the annual Easter Egg Hunt. The final location has not yet been confirmed. Ellina will order egg fillers and coordinate volunteers to help assemble the eggs. The board discussed using participation estimates from last year to guide preparation. Marcia reported that the HOA received a \$300 grant from the city to support the Easter Egg Hunt. Joe reported that he has already contacted the fire department regarding participation in the Fourth of July parade and the return of the Black Pearl fire truck. The board also discussed the potential for additional community engagement opportunities such as neighborhood clean-up efforts along the nearby creek and possible collaboration with South Suburban programs.

Next Meeting - April 14, 2026 at 6:30pm