

2026.06.09 Oakbrook HOA Meeting

Invitees

Joe Chalupa
Ellina Robischon
Alan Bilsborough
Marcia Anderson
Kyle Roth

Ashley Hudson

Review of March Meeting and Minutes from 5/19

HOA Board Meeting Minutes

Date: 5/19/2026

Time: 6:30 PM

Attendees: Alan, Joe, Marcia, Kyle, Ellina

- Joe reported on covenant-related items including house painting requests, landscaping review, abandoned vehicle resolution, and dumpster compliance.
- Fourth of July Parade planning was discussed extensively.
- Alan and Ellina agreed to coordinate Fourth of July planning and report back to the Board.
- Krista confirmed willingness to support parade flyers and popsicles.
- Joe will continue coordination with South Metro Fire Rescue and Littleton Police regarding parade participation.
- Newsletter articles due May 30.
- Board expressed interest in expanding volunteer participation and exploring committee structures.
- Social media/Facebook distribution of newsletters discussed.
- Monument sign concepts remain under development.
- Dues collections were strong in April and slowed in May.
- Marcia reported several previously inactive households submitted dues.
- FirstBank transition to PNC discussed; banking alternatives to be explored.

6/9 Meeting Agenda

President's Welcome - 5 Minutes

VP's Report/Covenant Updates (Joe) - 10 Minutes

- Vote: Two landscaping approvals
- Updates / Action Plans
 - 4 Active yard condition violations (overgrown with weeds, not mowed)
 - Non operational vehicle violation (parked next to house)
 - Ongoing concern between two neighbors, fencing/backyard green house (**Action Item**)
 - Yard on north side of Mineral overgrown
 - Boat parked in Street

Marketing Report (Ellina) - 5 Minutes

- Newsletter

Treasurer's Report (Marcia) - 5 Minutes

- Dues payments slowed down in May after a strong response in April. I'll provide an updated dues report at the meeting.
- I also want to discuss a covenant violation letter that was returned to sender, as we may need to verify the homeowner's mailing address.
 - Related to agenda item, VP Report, Action Item in bold.

Secretary's Report (Alan) - 5 Minutes

- Shared Drive / Documentation
- Inbox management
- Committee Structure & Ownership - Combine Secretary and Comms, add Events?
 - Secretary and Communications
 - Community Engagement and Events

Events (Alan and Ellina) - 10 Minutes

- Events Committee Update
- 4th of July Celebration
 - Update from Alan re flyers from Krista, sponsorship discussion
 - Update from Joe re Culver's
 - Update from Kyle re other vendors that he wanted to speak to
- Food Truck Night
- Ice Cream Social
 - Renting Puma Shelter

- How much \$ is our grant?
- Coffee and Conversations Event (NEW)

President's Report (Kyle) - 10 Minutes

- Community Engagement
 - Engagement Survey
 - Business and city outreach
- Board Recruitment and Election Process for Fall
- Monument Sign Initiative
- Meeting structure, in person, zoom

New Business / Open Items - If needed

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ENHANCING OUR EXISTING OAKBROOK SIGN

Simple updates that make a big difference

- Fresh paint & clean finish
- Updated landscaping
- Uplighting for visibility
- Well-maintained surroundings

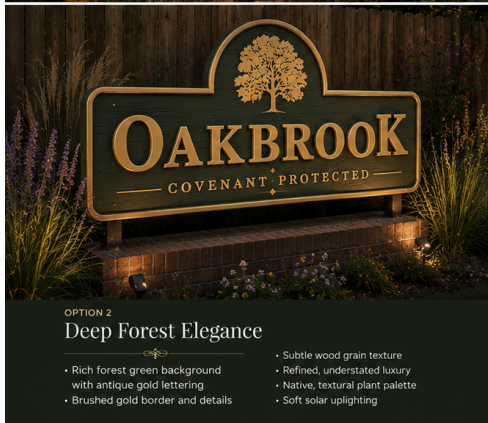


SIMPLE UPDATES • STRONGER IMPACT • WELCOMING NEIGHBORHOOD



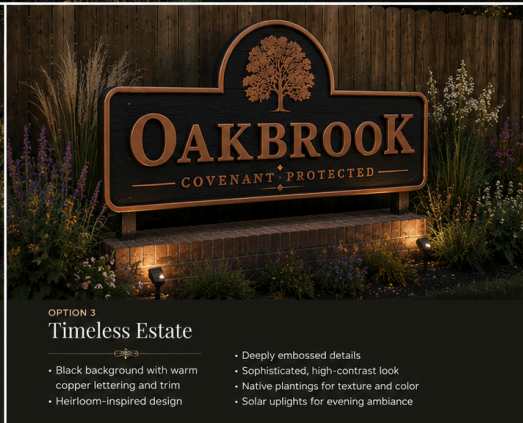
OPTION 1 Classic Heritage

- Hand-painted cream background with deep charcoal letters
- Vintage gold accent pinstripe
- Distressed wood texture for timeless charm
- Detailed oak tree graphic
- Native plantings for year-round beauty and sustainability
- Solar uplights for warm, elegant illumination



OPTION 2 Deep Forest Elegance

- Rich forest green background with antique gold lettering
- Brushed gold border and details
- Subtle wood grain texture
- Refined, understated luxury
- Native, textural plant palette
- Soft solar uplighting



OPTION 3 Timeless Estate

- Black background with warm copper lettering and trim
- Heirloom-inspired design
- Deeply embossed details
- Sophisticated, high-contrast look
- Native plantings for texture and color
- Solar uplights for evening ambience

ENHANCING OUR OAKBROOK SIGN

*Simple updates. Timeless charm.
A stronger first impression.*

- ✿ Refreshed paint & hand-finished details
- ✿ Thoughtful native landscaping
- ✿ Warm solar uplighting for visibility
- ✿ Well-maintained surroundings

CURRENT



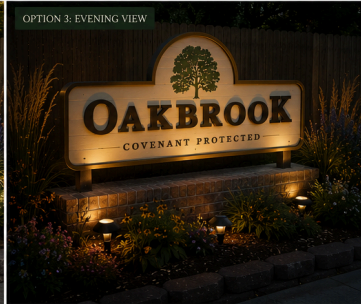
OPTION 1: DAYLIGHT



OPTION 2: DAYLIGHT WITH UPLIGHTING



OPTION 3: EVENING VIEW



○ Cream & Gold ● Deep Brown ● Heritage Green