

**Minutes  
Annual Meeting  
The Oaks  
May 12, 2025, 7:00 PM**

**Cul-de-sac**

At the 2024 Annual Meeting, upgrading the seven cul-de-sacs in the subdivision was discussed. After obtaining five bids for improvement, the lowest bid was in excess of \$25,000. As a result of the high bids, upgrades will not be made. We are working diligently with the landscaper to keep the weeds under control.

**HOA Fee Increase**

As a result of cost increases, the annual HOA fee was increased to \$200 per year. This is taking the amount back to 2018 at which time it was lowered when Jefferson County Roads took over the maintenance of the roads within the subdivision. It was also discussed if a home if foreclosed on, Federal law does not require the bank to pay HOA balances due.

**MODOT Construction on Jeffco Blvd at Miller Road**

May 2025 is the estimated completion date for the signal and road improvements. Concern about speeding and traffic during the final phases of construction were mentioned. The Trustees will contact Jefferson County Police for assistance during this time.

**City and Village Sign Up**

The HOA annual fee invoice was delayed in sending this year. City and Village changed its process, now requiring a Trustee to request the bills be sent. The Trustees were unaware of this change resulting in a delay. The due date is now June 1, 2025. The due date was discussed and the attendees agreed the 1<sup>st</sup> of June would be a better date. In the future, the due date will now be June 1<sup>st</sup>.

Signing up at [cityandvillage.cincwebaixs.com](http://cityandvillage.cincwebaixs.com) will allow you to pay your HOA Fees online and will also have access to the HOA budget.

**Website [www.theoaksofjeffco.com](http://www.theoaksofjeffco.com)**

The HOA website was again provided.

## **General Discussion**

Dennis Moore brought up a letter he received from the HOA attorney regarding improvement made to common ground. He wanted to know why he was singled out. We assured him he was not singled out as letters were set to other residents in violation of the indentures. He also brought up again issues he is having with rain water and trash washing onto the back of his property from Jeffco Blvd. since purchasing his home in 2022. He insists the HOA resolve this issue. Mr. Moore has contacted the Trustees regarding this issue April 2023 and again in April 2025. Mr. Moore was informed that the HOA was not responsible for water coming from Jeffco Blvd. Because of the topography the subdivision is built on, the majority of residents have water drainage issues.

Mr. Moore's neighbor, Travis Partney interject his opinions during this discussion and also wanted to know when our Trustee positions expired, although he expressed no interest in the current open position.

Sally Igleheart who lives on Scenic Oaks Ct. brought up the property located at 1016 Scenic Oaks Ct. This home is a rental and is currently being booked as an Airbnb under the name Pleasure Palace. Ms. Igleheart discussed the problems she has been having with renters. We let her know that we are aware of the situation and have contacted the attorney to handle.

Steve Schaffer inquired if indentures cover homes not maintained, ie: mildew, tall grass and repairs. In that he feels it decreases property values as a whole. If there is a complaint regarding tall grass contact trustees, a letter can be sent. Unfortunately, indentures do not cover homeowners maintaining their homes. Interest was expressed about a third trustee position opening but no volunteers committed.