

**BANNOCKBURN HOMEOWNERS ASSOCIATION**  
**P.O. Box 211, Franktown, CO 80116**

**July 2016 Meeting Minutes**

**Date:** July 13, 2016

**Location:** Franktown Fire Dept.

**Board Attendees:** Christine Arthun, Becky Realsen, Jack Shuler, Diana Stromer, Barbara Sears

**Resident Attendees:** Meredith Bond, David Juszczak

***Meeting called to order 7:01 pm***

**First Order of Business—Greetings and Quorum Determination**

Quorum was obtained with five board members present.

**Second Order of Business—Secretary's Report**

1. June meeting minutes reviewed and approved.

**Third Order of Business—Treasurer's Report**

1. Reviewed current balance, income and expenses through June 31, 2016.
2. Treasurer's report approved.

**Fourth Order of Business—Environmental**

1. Counted responses to variance request presented by John and Joan Bond, 10511 Tanglewood Road, for the set-back location of new construction to their house. The variance passed: 17 approvals, 0 (zero) objections.

2. The Environmental Chairperson communicated with Christopher Zinn concerning the notice of violation for a commercial vehicle parked on their property, 10411 Holden Circle. Mr. Zinn indicated that he will cease parking the trailer on his property. The trailer has not been sighted on the property to date.

3. In response to contact from the Environmental Committee, Joseph and Gayle Vrablik, 2259 Meadow Green Circle, have proposed a variance request for an outbuilding on their property. The structure, already built, is to provide cover for one of their vehicles. The Board determined that four variance proposals are required, per Article VI, Restrictions on Residential Tracts. The proposed variance requests recommended by the board relate to the following Sections of Article VI: Section 1 (Approval), Section 2 (Number of Buildings), Section 13 (Construction Material and Warranty). The Environmental Chairperson will communicate the Board's recommendations to the Vrabliks.

4. Gary and Meredith Bond of 2480 Frontier Lane presented construction plans for the addition of a master bedroom and new roof and siding to their house. The roof and siding replacement is due to hail damage. Criteria reviewed by the board, but not limited to: building location, setbacks, roofing and exterior construction materials, square footage and view interference. Specific details about the roofing and siding material are forthcoming. A motion was made to pass preliminary approval, pending receipt of roofing and siding details.

5. David Reed at 9130 Tanglewood Road mailed the Board a request for approval to build an addition to his workshop. By building the proposed addition, the total square footage of the workshop would exceed 3000 square feet, a violation of Article VI, Section 3, Outbuildings. The Board determined that a variance request proposal is required for the new construction. The Environmental Chairperson will communicate this information to David.

6. Mike Kirschbaum on Lot 19 (corner of Deerpath Trail and Deerpath Road) emailed the Environmental Chairperson notification of a change to their new home construction. The house plans have changed from a two-story construction to a ranch/one-story with finished basement. The revision does not alter any of the criteria originally reviewed and approved by the Board with the exception of a lower roof height. Mike included files to his email depicting the revised construction plans for the Environmental Committee to review. The revised plans are compliant with Article VI of the BHA covenants.

**Fifth Order of Business—Social**

1. Details pertaining to the August 6th Annual Summer Picnic were discussed and confirmed. The start date of the picnic will be 1:00 pm. Set-up time for the picnic will be 9:30.
2. Bannockburn Neighborhood Garage Sale will be held August 26, 27, and 28.

**Sixth Order of Business – Other Business**

1. Follow up discussion about noxious weed mitigation in the open space by Douglas County weed control department. Details about recent progress on this initiative can be found in the conversation thread of Bannockburn “Nextdoor” under the heading “Noxious Weeds.”
2. A question was posed about whether Board approval was required for paint color selection of housing. Article IV, Section 3, General Requirements was referred to: “The Environmental Committee shall require that all construction, landscape improvements and alterations with Bannockburn be complementary to the natural surroundings.” The Board concluded that if the color is “complementary to the natural surrounding” approval is not required.

**Seventh Order of Business** — Meeting Adjourned at 9:01 pm.