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

April 2017 Meeting Minutes

Date: April 12, 2017
Location: Franktown Fire Dept.
Board Attendees: Tammy Edwards, Becky Realsen, Barbara Sears, Jack Shuler, Diana Stromer
Kaye Wilcox (Chairperson Governing Documents Committee)
Resident Attendees: Cynthia Goetz, Cindy Sponder, Lee White

Meeting called to order 7:01pm

First Order of Business—Greetings and Quorum Determination

Quorum was obtained with five board members present.

Second Order of Business—Secretary's Report

1. March meeting minutes were reviewed and approved.

Third Order of Business—Treasurer's Report

1. Reviewed current balance, income and expenses through March 31, 2017.
2. Reviewed list of homeowners who are delinquent (2 months) paying 2017 HOA dues. A reminder to pay will be sent to homeowners via Private "Nextdoor" message this month.
3. Treasurer's report approved.

Fourth Order of Business—Environmental

1. **Review of Plans for New Outbuilding**: Cindy Sponder presented plans to build a combination barn and living quarters on their property at 2351 N. Frontier Lane. The new structure will replace an existing barn, and will be situated on the same existing barn's site. The Board reviewed all applicable covenant criteria per Article VI including site locale, building size, view obstruction, construction material and set backs. On the basis of noncompliance to BHA Covenant's Article VI, Section 2, Number of Buildings, "One detached single-family dwelling" and Section 18, "Single Family Dwellings; Multiple family dwellings….are expressly forbidden", the Board **did not** approve the Sponder's proposed plan for new construction.
2. **Replacement Siding for House and Barn**: Cynthia Goetz presented a proposal from her insurance company to replace damaged siding on her house and barn due to a 2015 hail storm. Included with the proposal was supplemental information from Cynthia's legal counsel. The insurance company proposal is to fix the damaged vinyl siding by "harvesting" undamaged siding currently on the barn, using siding that is not new to replace the damaged siding on the house. The insurance company also proposes using a manufacturer's siding on the barn that is non-conforming in color to the existing siding color. The Board **did not** approve the siding repairs on the basis of BHA Covenant's Article VI, Section 13: "Only new construction will be allowed" and "siding exterior finish materials may match pre-existing materials for conformity."

3. **Review of Plans for New Outbuilding and Exterior Paint on House, Barn & Shed:** Lee White of 10420 Holden Circle presented plans to build a 12' X 14' outbuilding. The plans for the custom built shed complies with the BHA Covenants Article VI - Restriction on Residential tracts. The exterior paint color proposed for the house, barn and new shed will be complimentary in the natural surroundings,

per Article IV, section 3. The Board approved the plans for the proposed outbuilding and for the exterior paint on house, barn and shed.

4. **Construction Approval for Extension to Dwelling**: Josh Davis of 1290 Deerpath Road emailed additional construction plans for an expansion to their primary dwelling. At the March meeting, the Board approved the design concept, the location of the build-on and answered his questions regarding the design. The new plans addressed specifics relating to elevation specifications, roofing, exterior siding materials and all relevant criteria of BHA Covenants, Article VI, Restrictions on Residential Tracts. The Board approved the plans for this addition to the house.

5. **Complaint about Unsightly Clutter on Neighboring Property:** A complaint was lodged by a Bannockburn resident about their view of multiple vehicles, trailers, and assorted clutter accumulated on a nearby property. The Board reviewed and discussed the BHA Covenants, ***Article V, section 5 "Refuse and Rubbish: No trash, litter or junk shall be permitted to remain exposed or visible from public roads or adjoining or nearby Residential lots. All refuse and trash shall be removed from all lots and tracts and shall not be allowed to accumulate."*** Further investigation by the complaint party will determine if the clutter is applicable to the covenants' description of "trash, litter or junk" and report back to the Board. The Environmental Chairperson will research if county zoning resolutions are applicable to this issue.

Fifth Order of Business—Social

1. The annual Easter Egg hunt will be held on Saturday, April 15 at 1:00 pm in the open space.
2. Tentative date for BHA annual summer picnic is August 19, 2017.

Sixth Order of Business — Other Business

1. **Governing Documents Survey:** Kaye Wilcox, Chairperson of the Governing Documents Committee, reviewed with the Board a draft of the 2017 survey created to identify amendments to the BHA covenants. Revisions were made to the survey's format and content as a result of the discussion. The survey will be mailed to Bannockburn residents within the next three weeks. A joint meeting with the Board and the Committee will be held on May 21 to review the survey results and to determine amendments.

Seventh Order of Business — Meeting Adjourned at 9:18 pm

Meeting Minutes Submitted By Barbara Sears:
April 15, 2017