

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

March 2017 Meeting Minutes

Date: March 8, 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: Sandy and Janelle Blakenbeckler, Josh Davis

Meeting called to order 7:05 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. February meeting minutes were reviewed and approved.

Third Order of Business—Treasurer’s Report

1. Reviewed current balance, income and expenses through February 28, 2017.
2. Treasurer’s report approved.

Fourth Order of Business—Environmental

1. **Tally of Variance Request(3 Beef Cattle):** The Board counted the responses to the variance request from Ben and Renee Grimes of 2266 Frontier Lance to maintain 3 beef cattle on their property. The variance request did not pass: Fifteen (15) approving votes and sixteen (16) objections.

2. **Tally of Variance Request (Building Materials for Siding and Roofing):** The Board counted the responses to the variance request from Keith and Joanna Mauck at 1612 Deerpath Trail. The variance is requesting the use of 29 gauge painted Premium Pro Rib siding and roofing on a new out building. The variance request passed: Nineteen (19) approving votes and one (1) objection.

3. **Construction Approval for Fencing and Barn:** Sandy and Janelle Blakenbeckler of 9710 Tanglewood Road, Lot 182, discussed with the Board their plans for erecting fencing around their property and constructing an outbuilding. The Board advised the Blakenbecklers what documentation and details are required by the Board to review prior to approval. Tentative approval was given for the fence construction, pending a review of a location, set backs and building materials. **ADDENDUM TO MINUTES:** On March 9, the Blakenbecklers met on-site with the Board Environmental Chairperson and presented documentation for their fencing plans (Google Earth view of location and diagram of perimeter fencing). The fence will be 4” wooden posts and 3” rails. Per this verifying documentation, the tentative approval for fencing is authorized as approved. Review of the barn construction has been postponed to a later date.

4. **Construction Approval for Extension to Dwelling:** Josh Davis of 1290 Deerpath Road presented construction plans for an addition to their house to accommodate their in-laws. The Board approved the design concept, the location of the build-on and answered his questions regarding the design. Also discussed was the Board’s interpretation of “single family dwelling” as cited in the Article VI, Section 2. Next steps will be to review elevation specifications, roofing, exterior siding materials and all relevant criteria of BHA Covenants, Article VI, Restrictions on Residential Tracts.

5. **Inquiry about Building A Home in Bannockburn:** An email inquiry was sent to the Board from prospective buyer Molly McDonald about building a house and multiple out buildings. The Environ-

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mental Committee Chairperson addressed each question in her email with references to relevant articles of the BHA Covenants.

Fifth Order of Business – Social

1. A draft of BHA spring newsletter was reviewed and approved. The newsletter will be distributed to Bannockburn property owners by the end of the month.
2. The annual Easter Egg hunt will be held on Saturday, April 15 at 1:00 pm in the open space.

Sixth Order of Business – Other Business

1. **Governing Documents Committee:** Kaye Wilcox, Chairperson of the Governing Documents Committee, reported on outcomes of their March 7 meeting. The Committee has created a month by month timeline for the documents review and update process which Kaye shared with the Board. A survey will be sent to BHA homeowners in mid-April to identify amendments to the covenants. May 21 was tentatively set as the date for a joint meeting with fBoard and the Committee to review the survey results and to determine amendments.

Seventh Order of Business — Meeting Adjourned at 8:50