

**BANNOCKBURN HOMEOWNERS ASSOCIATION
P.O. BOX 211, FRANKTOWN, COLORADO 80116**

**BOARD OF DIRECTORS
MEETING MINUTES**

Date: August 13, 2008

Location: Kuehn Residence

Attendees: Maier, Starley, Vrablik, Kuehn

Meeting called to order at 7:10 PM

First Order of Business – Minutes

Secretary Cooper was not in attendance as such there were no Minutes from the July board meeting to review.

Second order of Business – Secretary’s Report

Secretary Cooper was not in attendance and there was not a secretary’s report.

Third Order of Business – Treasurers Report

Treasurer Kuehn was in attendance however there was not a treasurer’s report. President Maier mentioned that all board members need to have any invoices into the Treasurer before the September board meeting. This is so that Treasurer Kuehn can report annual expenses to the board as it prepares for the annual meeting held in October.

Fourth Order of Business – Environmental

- 1) Residents Floyd and Chris Crossman attended the board meeting a presented their request for approval of exterior improvements they are making to their property over the fall and winter months. They provided written descriptions acceptable to the board of both siding and roofing materials. A motion was made by President Maier to approve the proposed improvements this motion was seconded by Vice President Starley. The motion was put to vote by the board and approved unanimously. Starley was directed to prepare an approval letter and forward on to the Crossmans.
- 2) Residents Ted and Jerry Wolk submitted a request for approval of new exterior siding to their home. They provided written descriptions acceptable to the board for the siding materials. A motion was made by President Maier to approve the proposed improvements this motion was seconded by Vice President Starley. The motion was put to vote by the board and approved unanimously. Starley was directed to prepare an approval letter and forward on to the Wolks.
- 3) Residents Michael and Katherine Bertsch submitted a request for approval of the addition of a new entry way on the south side of their house (Part I) and the addition of a bathroom on the upper level of the north side of the house (Part II).

Part I – It was evidenced that there will be no view obstructions and no set back concerns and the siding material will be the same as the existing structure. It is not known if the roofing material described meets with current BHOA covenants as the request describes the use of a Lamarite Polymer mineral composite shingle. The board is not familiar with this type of shingle material and as such was not able to outright approve the request for Part I. The request does say that the roofing materials will conform to section 6.13.c of the BHOA covenants.

Part II – It was evidenced that there will be no view obstructions and the siding material will be the same as the existing structure. As with Part I it is not known if the roofing material described meets with current BHOA covenants as the request describes the use of a Lamarite Polymer mineral composite shingle. The board is not familiar with this type of shingle material

and as such was not able to outright approve the request for Part I. The request does say that the roofing materials will conform to section 6.13.c of the BHOA covenants. The Part II addition of the bathroom was submitted with a request for a variance to the BHOA covenants, as will only have a 55 ft distance from the property line. The covenants require 100 ft. It was noted that the existing structure (main home) is only 67 ft from the property line. As such a motion was made by President Maier to approve the proposed improvements subject to the homeowner clarifying that the roofing material will indeed conform to the BHOA covenants, this motion was seconded by Board Member Vrablik. The motion was put to vote by the board and approved unanimously. Starley was directed to prepare a letter and forward on to the Bertsch's. Another motion was made by President Maier to approve the variance request for the property line set back of 55 ft. this motion was seconded by Board Member Vrablik. The motion was put to vote by the board and approved unanimously. Starley was directed to prepare a letter and forward on to the Bertsch's describing the variance process.

- 4) Starley reported that there was a request submitted by resident Val Dean to install a prefabricated shed on his property. All of the information was presented to the board and President Maier made a motion that the board vote no to approving this request as the association covenants explicitly preclude the installation of any prefabricated buildings in the subdivision. Vice President Starley seconded the motion. The motion was put to vote by the board and approved unanimously. Vice President Starley was directed to prepare a letter and forward on to the Mr. Dean describing the no approval.

In the absence of a board approval for the installation of a prefabricated shed. In the request from Mr. Dean he asked the board to approve his desire for a variance request to the association covenants for such installation. As such a motion was made by President Maier to approve the variance request this motion was seconded by Board Member Kuehn. The motion was put to vote by the board and passed with a vote of 2 Yes / 1 No / 1 Abstention. Starley was directed to prepare a letter and forward on to Mr. Dean a notification of variance request approval. For clarification purposes this will allow Mr. Dean to move forward with a request to the BHOA homeowners for a variance.

- 5) Several board members noted that they had observed that it appeared that there is some roofing construction taking place at the residence of Any Hartsough. There has not been a request for roofing from the Hartsough residence to the BHOA board. As such Vice President Starley was directed to call Mr. Hartsough and inform him of the requirement that he have all roofing materials approved through the association environmental committee prior to installation. Vice President Starley was also instructed to send a written notification to the Hartsough residence.
- 6) Regarding the continued construction at the Charles Buursma residence. The construction was never final approved by the association, as Mr. Buursma had never delivered an accurate description of acceptable roofing materials. President Maier seemed to recall that Mr. Buursma had forwarded a description of the roofing materials, but a record review by Vice President Starley could not confirm such receipt. President Maier was going to review her records and see if she had received the evidence of acceptable roofing materials. As such a motion was made by Vice President Starley to approve the proposed improvements subject to evidence that the homeowner has provided clarifying evidence that the roofing material will indeed conform to the BHOA covenants, this motion was seconded by President Maier. The motion was put to vote by the board and approved unanimously. Starley was directed to prepare a letter and forward on to the Mr. Buursma after President Maier provides the evidence.
- 6) President Maier forwarded information on to the board regarding House Bill 1270 regarding "Renewable Energy Generation Devices" and "Energy Efficiency Measures" which will go into effect by August 2008. President Maier expressed an opinion that the HB1270 was very broad and did not provide clear direction for associations to determine how to change covenants to be in compliance with this new regulation. She expressed that other associations with larger budgets will likely be able to spend the dollars necessary for legal counsel to sort through the requirements

and develop proposed language to be added or changed in existing association covenants. HomeOwner Tami Starley was in attendance at the board meeting and volunteered to call an associate who was very familiar with the drafting of HB 1270 and who may be able to provide some direction to our board. Tami will reply back to the board via email.

Fifth Order of Business – Social

A discussion was held regarding the summer picnic that was held Saturday August 9th. There were about 50 plus residents in attendance and fun was had by all. The weather held out and it was an enjoyable occasion for all those in attendance. President Maier expressed her appreciation to all those involved in making this a successful event.

Sixth Order of Business – New Business

None

Seventh Order of Business – Old Business

None

Eighth Order of Business – Newsletter

Board Member Uwate was not in attendance to report on the newsletter.

Ninth Order of Business – Website

Board Member Ricker was not in attendance to report on her husbands review of the website.

Tenth Order of Business – Set Next Meeting

Next meeting to be held at the Maier residence on September 10th

Eleventh Order of Business – Adjournment

Starley motioned and Kuehn seconded to adjourn at 9:25 PM. The motion passed unanimously.

Minutes submitted 08/13/2008

Kim R. Starley / for Chris Cooper