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

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| **Board of Directors** | **Position** | **Home Phone** | **Email Address** | **Term Expiration** |
| Vacant | President |  |  |  |
| Kim Starley | Vice President | 303-840-1167 | [kstarley@msn.com](mailto:kstarley@msn.com) | 2012 |
| Mark Huston | Treasurer | 303-798-8196 | [mlhuston@aol.com](mailto:mlhuston@aol.com) | 2013 |
| Marc Bebout | Secretary | 720-971-9877 | [mbebout@gmail.com](mailto:mbebout@gmail.com) | 2013 |
| J.T. & Kathie Patterson | Social | 303.699.8422 | [bannockburn@centurylink.net](mailto:amy@amysellshomes.net) | 2012 |
| Steve Nickerson | At Large | 303-688-9284 | [sdnickerson@msn.com](mailto:sdnickerson@msn.com) | 2013 |
| Amy Maier | At Large | 303-660-8600 | [amy@amysellshomes.net](mailto:amy@amysellshomes.net) | 2012 |

# Bannockburn Annual Meeting Agenda, October 6, 2012

**1. Call to order @ 7:00 p.m**  *Please Note: Proxy Votes must be submitted prior to the start of the meeting.*

**2. Greeting**

Welcome -

Definition of a Quorum, Article 22, Section 3, “The attendance at a meeting of the Members of the Corporation by members in Good Standing equal in number to thirty present (30%) of the number of Resident Members in Good Standing, as certified by the Secretary, shall constitute a quorum of the Corporation sufficient to conduct business.” The number of members in good standing must be greater than 47 to get to a quorum. We failed to reach a quorum at the meeting. The board will assume the responsibility for electing new board members. Nominations from the floor were solicited. No nominations or volunteers were presented from the floor. New Herb & Lauren Meighan Holden circle, Alex & Cindy Narro on Tanglewood, Lia Ames, 1820 deer path trail, Holden circle. Address was changed from a Deerpath address to Holden circle.

**3. Election of Directors for the term 2012-2014**. The Board President position is open .

(If there is not a Quorum present, nominations will be accepted from the names listed below, as well as Nominations from the Floor, a vote will be taken from those in attendance at the annual meeting of the Resident Members in Good Standing and their proxies. The Board of Directors will strongly consider the results of the voting at the November 11, 2009 meeting.)

**a.** Up for Re-election: JT Patterson, Social and Amy Maier, At Large

**b.**  Nominations from the Floor

**4**. **Treasury’s Report – All reports can be found on website and are up to date.**

**a.**  Number of Lot Owners – 187 total lots, 158 in good standing and can vote on issues.

**b.** Number of Up to Date on HOA Dues and Number of Past Due on HOA Dues

**c.** Financial report - $16K in bank, need minimum reserve for unknown contingencies. Will consider community project to use some surplus. 1 new due received from homeowner. Small expenses in September. Net profit for year of $919 with one quarter to go. 14 homeowners are delinquent on dues. Board is considering liens on homeowners with significant delinquencies. Will consider liens for delinquencies over $100. Improvement ideas are mailboxes. Ideas are to clean up Deerpath entry way. Volunteers may do the work

**5**. **Environmental Committee Report**

**a.** Article VI, Section 1 “…The Owner covenants and agrees that no building, wall, swimming pool, aerial, antenna, or other structure shall be placed upon said tract unless and until the plans and specifications and the plot plans have been approved in writing by the Environmental Committee. “

**b.** Description of variance process and fees

**c.** Modifying Covenants- a lengthy process, Article X-General Provisions Section 4 “…Shall not be waived, abandoned, terminated or amended except by written consent of sixty-six and two-thirds percent (66 2/3%) of the Resident Owners of the privately owned land included within the boundaries of Bannockburn…”

**d.** Animals-

Discussion of covenant changes that were passed earlier this year. Added metal roofing to building materials. The board asked for review and approval of all changes apparent. Explained variance request process. 15 no votes can kill a variance request.

1. **Social Report**
   1. Description of annual events – Annual picnic, Halloween trick or treat Meet at Open space, Easter egg hunt.
   2. Upcoming Halloween Trick or Treat, Sat. Oct 27th 1 – 3PM - Sign up for homes for treating, Tractors & flatbed trucks & drivers

**7.** **Old Business**

**a.** Website-www.BannockburnHOA.com. Items to be featured: Bylaws, Covenants, Policies, Procedures, Rules & Regulations, Annual & Monthly Agendas, Financial Statements & Budget, Variance requests & results, and board contact information. Website domain expired Steve will contact Chris Cooper

**b.** Franktown Local News [www.FranktownNews.com](http://www.FranktownNews.com)

**c.** BHA Newsletter, submit articles a board member for inclusion in the newsletter.

**8. New Business-**

**Discussion about picnic being 1st weekend after school starts. Find ways to get kids involved.**

Discussion about movement of Annual meeting from Saturday evening, but mandated by covenants –

There was discussion from new homeowner about how they were felt accepted by neighbors. Residents also voiced their concern about the speed of drivers through neighborhood. Speed limit through neighborhood is 30 MPH. Board will address in next meeting. Bridal paths used to be in easements. Discussion about trimming juniper bushes in Deerpath entry. Review of traffic flow at Deerpath & Deer trail.

**9. Additional Comments from Homeowners**

**10. Adjourn 8:05 PM**