**BANNOCKBURN HOMEOWNERS ASSOCIATION**

**P. O. BOX 211, FRANKTOWN, CO 80116**

### April, 2014 Meeting Minutes

**Date: April 9, 2014**

**Location: Franktown Fire Station**

**Board Attendees: Kaye Wilcox, Steve Nickerson, Amy Maier, Mark Huston**

**Resident Attendees: Sage Morgan, Leah Ames, John Sears**

**Meeting called to order 7:03 PM**

**First Order of Business: Greetings and quorum determination**

* Quorum was obtained with four board members present.

## **Second Order of Business: Secretary’s report**

* March meeting minutes reviewed and approved.

**Third Order of Business: Treasurer’s Report**

* Financial statements through March 31, 2014 reviewed and approved.
* Motion approved to pay attorney Wendy Monteith (Kokish & Goldman firm) for additional fees for legal advice on following topics: compliance with Colorado laws pertaining to HOA’s, review and red-line of changes to Standard Operating Procedures related to the Colorado HOA laws, and legal advice on rental properties and how to take action on covenants violations for properties held in a Trust.

**Fourth Order of Business: Environmental**

* Sage Morgan presented a new location for the barn to be constructed at 10815 Holden Circle. The previously approved location was over a gas line. The new location on the east side of the driveway met all covenants requirements and was approved by the board. Approval letter to be sent to Sherry Meyer, Douglas County building permit office, and to Sage Morgan.
* Sage Morgan presented new fencing locations and materials to be erected at 10815 Holden Circle. The fencing location and materials met all covenants requirements and was approved by the board. Approval letter to be sent to Sage Morgan.
* Leah Adams presented the fencing materials for the fence that was erected at 10950 Holden Circle in March 2014. The fencing material met all covenants requirements and was approved by the board. Approval letter to be sent to Leah Adams.
* Leah Adams presented the plans for a new laundry room and garage extension to the existing dwelling at 10950 Holden Circle and the plans for a new barn to replace the existing out building. The dwelling set back required in the covenants is at least 100 feet from all property lines. The garage extension did not meet this requirement. Leah will check Douglas County requirements. If the extension meets Douglas County requirements, Leah will decide if she wants to proceed with a variance request per the covenants process. Leah would like to use metal siding for the barn and will need to submit a variance request to use this material.
* The board of directors counted the ballot results from the Sears variance requests; 1) 29 gauge steel siding, 2) 29 gauge steel roof panels. The variance requests passed. Four objections for each of the variance requests and nineteen approvals for each of the

**Fourth Order of Business: Environmental cont’d**

* variance requests. Ballots will be retained by the board per the covenants variance request process.
* A response has not been received regarding the letter of inquiry sent to 1290 Deerpath Road regarding an out building constructed without the plans, specs and plot plans approved in writing by the Environmental Committee. Second notification to be sent to 1290 Deerpath Road.
* Covenant violation (animals) at 2305 Meadowgreen Circle, lot 179. Animals appear to be off the property based on several pass by inspections. Email to be sent to landlord and property manager requesting confirmation letter that the property is in compliance with the covenants. Dues in arrears remain unpaid as of this date. Email follow up to be sent to landlord and property manager regarding the unpaid dues.
* Covenant violation (rooster) at 9788 Tanglewood Road. Covenant violation letter to be sent to homeowners.
* The board received a complaint from a homeowner about the helicopter parked at 10917 Holden Circle. The board reviewed the covenants in detail and determined that this did not violate any covenants. The board will check with Douglas County zoning on this.

**Fifth Order of Business: Social**

* Easter Egg Hunt scheduled for Saturday, April 19, 2014 at 1 pm. J.T. to post neighborhood signs.
* Neighborhood garage sale date to be determined. An open forum invitation was posted on “Next Door” for neighbors to confer about location, logistics, potential security risk, etc. Neighbors have expressed interest. No one has volunteered to coordinate the event.

**Sixth Order of Business - Other**

* The easement at 2102 Deerpath Road, Lot 110, to allow access to the south west area of the open space has been removed effective April 7, 2014. Open space access is now only Tanglewood Road on the north side of the open space and Deerpath Trail on the east side of the open space.
* Recommendations from attorney Wendy Monteith concerning revisions to covenants in accord with Senate Bill-100 requirements were incorporated into the draft version of the Policies and Procedures document. Additional policies added for Rental Home Policies and Properties Held in Trust Policies. Treasurer to check with Douglas County on the cost of filing a lien to ensure the fees listed in the Collection Policy and Procedures is appropriate.

**Seventh Order of Business – Adjournment**

* Meeting adjourned at 9:02 PM

Minutes submitted 4/15/2014

Kaye Wilcox, Vice President