**BANNOCKBURN HOMEOWNERS ASSOCIATION**

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

### November 12, 2014 Meeting Minutes

**Location: Franktown Fire Station**

**Board Attendees: Kaye Wilcox, Mark Huston, Steve Nickerson, J.T. Patterson, Barbara Sears**

**Resident Attendees: Curt and Christine Hample**

**Meeting called to order 7:01 PM**

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

* Quorum was obtained with five board members present.

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

* Minutes for October meeting and 2014 annual meeting reviewed and approved.

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

* Reviewed current balance, income, and expenses through October 31, 2014.
* Reviewed and approved 2015 budget.
* Recapped recent real estate transactions (houses): 2 in September
* Update of responses from residents sent delinquent letters ($150 or more in arrears).
* Treasurer’s report approved.

**Fourth Order of Business: Environmental**

* New home construction plans (1885 Deerpath Trail) presented by Curt and Christine Hample. Additional information on roof materials plus a copy of house plan requested prior to board approval for covenant compliancy.
* Roof Repair: Mark Huston requested approval to use asphalt laminated shingles compliant with the covenants to repair roof damage at 1450 Ward Circle. Approval granted.
* HOA Status Letter: Fidelity National Title Co. requested & received status letter for 9955 Tanglewood Road.
* Out Building Construction Inquiry: Prospective homeowner to Bannockburn, Jeremy Root, inquired about restrictions for out building construction. Covenant requirements recapped and emailed to him.
* Solar Panel Installation: Peter Muller, 1340 Deerpath, inquired about covenant compliance of solar panel installation. Board determined there are no restrictions to installation as described in Mr. Muller’s proposal (on roof and not visible from road).
* Randa Realty broker Roxanne Fitzgerald made an email inquiry to the board on behalf of prospective buyers of 9955 Tanglewood Road concerning BHA’s right of first refusal in the sale of Bannockburn homes. Bannockburn governing documents do not have a right of first refusal

**Fourth Order of Business: Environmental (continued)**

requirement. Therefore the board has no legal way to exercise or not exercise right of first refusal on the property.

* Covenant Violations at 2305 Meadow Green Circle: Discussed complaints from two separate homeowners. One complaint regarded excessive barking and unapproved fowl (ducks, turkeys, and peahens or guinea hens). The second complaint concerned an uncontrolled dog attacking homeowner’s dog and unapproved fowl (ducks). The board president made a judgment call to err on the side of safety and posted a letter on “Nextdoor” cautioning other homeowners of the dog attack. Based on “Nextdoor” discussions, the issues of barking and roaming dogs are probably something that many homeowners contribute to. The board agreed not to address a specific neighbor without addressing the larger community on the issues of barking and roaming dogs. The board will continue to advise homeowners to pursue their complaints with Douglas County Animal Control. The board will confirm if unapproved fowl are being maintained at 2305 Meadow Green Circle and if they are, will send a violation letter to tenants with copies to landlord and rental property manager.

**Fifth Order of Business: Social**.

* Halloween hayride recap: 35 children, 14 candy houses, 3 flatbed trailers with drivers.
* JT Paterson indicated he will step down from social chair role in 2015. Discussed potential candidates to fill that opening.

**Sixth Order of Business: Other Business**

* Reviewed board openings for 2015: Vice President, Social, and One At-Large. Discussed potential candidates.
* Fire Mitigation Grants: The President will follow up with Meg Halford, CO State Forest Service to see if she is able to include the four residents that expressed interest with other community grants. The President will communicate Meg’s response to the interested homeowners.
* Discussed ideas for neighborhood improvement projects proposed by annual meeting attendees:
  + Kaye will contact Douglas County about feasibility of construction on open space.
  + Barb will speak with Franktown Postal Service about cost/logistics of community mail boxes.
* Holiday lighting to be installed at Deerpath Rd/Hwy 86 entrance.

**Seventh Order of Business: Meeting adjourned at 8:36 pm.**

**Minutes submitted by 14, 2014 Barbara Sears**