**BANNOCKBURN HOMEOWNERS ASSOCIATION**

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

### SEPTEMBER 2013 MEETING MINUTES

**Date: September 11, 2013**

**Location: Franktown Firestation Meeting Room**

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

**Homeower Attendees: Lee White, Leah Ames**

**Meeting called to order 7:02PM**

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

* Quorum was obtained with three board members present.

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

* Secretary position is open. Marc Bebout resigned his position effective July 11, 2013.
* August meeting minutes distributed and accepted.
* Kaye Wilcox took notes for the September meeting.

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

* Mark reviewed the current balance, income, expenses and outstanding dues through August 2013.
* The picnic expenses were approximately $700.
* The Social chair, J.T. Patterson submitted expenses for the past approximately 18 months.
* Mark reminded everyone to please submit expenses within a month of them being incurred.
* Treasurer’s report was accepted by the board

**Fourth Order of Business- Environmental**

* Don Ellis at 2154 Deerpath Rd. requested approval to replace his roof with a laminated three dimensional asphalt shingle made by Owens Corning with a lifetime warranty and 130 mph wind rating. The color is Owens Corning Oakridge Driftwood. The shingles comply with the covenants and Kaye approved the request via email on behalf of the board.
* Dave Tomsick at 9379 Tanglewood Rd. requested approval to replace the fencing along the front of his property with western post and dowel (3 rail). The fencing complies with the covenants and Kaye approved the request via email on behalf of the board.
* Would like to start archiving the approvals and correspondence on-line so that they are accessible by all HOA board members. Steve will check into what file storage is available from the bannockburnhoa.com service provider.

**Fifth Order of Business-Social**

* J.T. was unable to attend the meeting.
* The neighborhood website Bannockburnhoa.nextdoor.com is up to 72 households out of 188 (98 users).
* The picnic was a great success. We had 75+ attendees. The bbq and sides were delicious! The kids had fun playing tug of war with the Franktown fire protection district firefighters, checking out the fire trucks and ambulance and cooling off in the fire hose spray.
* The annual Bannockburn HOA meeting for all residents will be in October. Need to decide on a date and time for this meeting.
* The annual Halloween hayride and trick or treat event will also be in October. Need to decide on a date and time for this event.

# Sixth Order of Business – Other Business

* Next newsletter to be published by end of September. Planning to distribute future newsletters electronically to the Nextdoor members. Paper copies will be mailed to homeowners that are not members of Nextdoor.
* The Welcoming Committee has delivered baskets to two new families. They were very much appreciated.
* Agenda item for the October meeting: Does the Bannockburn HOA wish to purchase the bannockburnhoa.net and bannockburnhoa.org domain names from J.T.? Cost is $109 for three years and includes useful programs, file storage, email addresses.
* Leah Ames attended the meeting to discuss two topics; trash services and constructing a new metal barn on her property.
	+ Trash Services
	+ Leah’s objective was to see if the trash truck traffic could be reduced in the neighborhood by getting a “bulk rate” for consolidating to a single provider.
	+ Here is the information that Leah found out and posted on Nextdoor.
		- Out of 5 trash companies 3 (technically 4 since 2 merged) gave me info.

		Haulaway(Suburban)-if we got everyone onboard or as many as possible and bill the HOA one bill it would be $12-$14 a month per household for weekly trash pickup, twice monthly recycle pickup and 1 bulk item per house per month, ie. mattress, stove, water heater,etc. All driver's routinely drug and alcohol tested. Somewhere around $140-$170 a year. Doug could send formal proposal.

		The Garbage Man- prices are yearly: for up to 29% of the neighborhood $209.00, 30-50% of the neighborhood $192.00, 51-75% $176.00, 75% & greater $155.00 per year. Again for both weekly pickup and recycle every other week. If we have one rate and get more people on board so it goes to a higher discount within the paid year he will pro-rate the difference back the following year as an added discount.

		All bright-The rate would be $14 per month per household for trash and recycle; but it has to go through the HOA and be all houses, they would only deal with one person, no other inquiries or communication- they weren't very cordial.
	+ Additional data points, Waste Management fees are currently $114 per quarter. All Bright is $51 per quarter. These are individual homeowner fees.
	+ The HOA board agreed that it would be difficult to go to a single payer system. The best option to move towards a “preferred provider” and get a “bulk rate” would be The Garbage Man as participation is flexible and the HOA board would not have to manage the fee collection and single payment to the provider.
	+ Next steps: Information on the HOA board decision will be posted on the Nextdoor site and in the next newsletter. “Bulk rate” fee information for using The Garbage Man will also be included. We can get information from The Garbage Man periodically on the number of Bannockburn residents using the service and encourage neighbors to use this trash service.
	+ New Metal Barn
	+ Leah has been doing research on replacing her loafing shed with a new barn. Douglas County is recommending that out buildings be constructed of metal to reduce the fire hazard. Metal siding is currently not an approved siding material in the covenants. Metal roofs are allowed. Leah will pull together the information for a variance request per the process documented in the covenants.
* Lee White attended the meeting to discuss a neighborhood watch program.
	+ Lee spoke with Tom Cornelius, with the Douglas County Sheriff's Department about forming a "Watch Program". Basically, it would take a minimum of 10-12 volunteers to attend a presentation that he would be happy to present. Would need a meeting location, time, date, and such.
	+ Next steps: Kaye will post a notice on Nextdoor and in the newsletter asking the neighbors about interest in participating in this program. Interested participants can contact Lee via phone or email.

# Ninth Order of Business – Adjournment

* Meeting adjourned at 8:10PM

Minutes submitted 9/13/13

Kaye Wilcox

Vice President