**BANNOCKBURN HOMEOWNERS ASSOCIATION**

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

### December 2014 MEETING MINUTES

**Date: December 10, 2013**

**Location: Franktown Fire Station**

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

**Meeting called to order 6:58 PM**

**First Order of Business-Greetings and Quorum Determination**

* Quorum was obtained with four board members present.

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

* November meeting minutes reviewed and approved.

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

* Reviewed current balance, income and expenses through Nov. 30, 2014.
* Reviewed home sales in Bannockburn year-to-date
* Treasurer’s report approved.

**Fourth Order of Business- Environmental**

* Roofing material and set backs at 1885 Deerpath Road: Shingle manufacturer submitted for new home construction is not covenant compliant. Variance request required. Due to owner’s decision to slightly change the location of house, a diagram with new set-back designations will be submitted to board.
* Reviewed letter from Bannockburn resident expressing concerns related to 2305 Meadow Green Circle. Board responded to resident with a recap of what has been done to date and steps going forward.
* Covenant Violations at 2305 Meadow Green Circle, lot 179: The Board has confirmed that unapproved fowl are being maintained at this address. Notice of violation letters have been sent to the tenants and landlord via certified mail and to the property manager via regular post. Franktown post office confirmed that the tenant’s letter has not been picked up at their PO Box. Next steps: If status of non-compliance continues past December 21, 2014, the board will seek legal advice from HOA attorney.
* Julia Davis inquired about temporarily maintaining two hogs on their property for the duration of a 4-H project. The board referred her to covenant variance procedure. Further discussion about temporary maintenance of animals to be conducted pending homeowner’s interest.

**Fifth Order of Business-Social**

* Acknowledged installation of holiday lights at main entrance, Deerpath Rd/Hwy 86.

# Sixth Order of Business – Other Business

* Fire Mitigation Grants: Meg Halford, CO State Forest Dept. indicated possibility of extending existing grants to include 4 interested Bannockburn homeowners. Board President will communicate Meg’s response to interested parties.
* Community Mailboxes: Preliminary information obtained from Franktown Post Office concerning cost and installation specifics. More details to be gathered. Overview of project to be published in next BHA newsletter to gauge interest of homeowners.
* Open Space Construction: Steps taken to identify relevant contacts at Douglas County.
* Discussed candidates for open board positions (Vice President, At Large, Social). Christine Arthun is interested in assuming the open At Large role.

# Seventh Order of Business – Adjournment

* Meeting adjourned at 7:45 PM

Minutes submitted 12/12/14

Barbara Sears, Secretary