BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. Box 211, Franktown, CO 80116

**JANUARY 2016 Meeting Minutes**

**Date:** January 13, 2016

**Location:** Franktown Fire Station

**Board Attendees:** Christine Arthun, Malcolm Bedell, Becky Realsen, Barbara Sears, Diana Stromer, Kaye Wilcox

**Resident Attendees**: Tim Krug

Meeting called to order 7:02 pm

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

Quorum was obtained with six board members present.

**Second Order of Business—Secretary’s Report**

 1. December meeting minutes reviewed and approved.

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

 1. Reviewed current balance, income and expenses through December, 2015.

 2. It was confirmed that “Quicken” software was purchased and installed on BHA computer.

 3. Treasurer’s report approved.

**Fourth Order of Business—Environmental**

 1. Angela Sanders submitted a request to construct a new fence on her property at 1289 Columbine Drive. Construction materials, spacing, dimensions of fencing, and set backs from road frontage and neighboring lots were among the criteria reviewed. Board president will request clarification from Ms. Sanders as to whether the post spacing will be 10” or 12” prior to board approval.

 2. Kaye and Glen Wilcox submitted a request to replace vinyl siding on their property at 2204 Bibles Hill Road as a result of hail damage. The current siding color was discontinued, necessitating the need to replace all the siding. Vinyl material and thickness, warranty, color and dimensions were reviewed and determined to be covenant compliant. The board approved the request.

 3. The HOA board received an inquiry on covenants from a prospective home buyer (Karen Duplantis) for the property on 1276 Deerpath Trail. Board president provided the following response:

·        Adding a barn/out building à allowed (see Article VI of covenants)

·        Fencing property à allowed (see Article V of covenants)

·        Adding a fenced (not enclosed) riding arena à allowed (see Article V of covenants)

·        Clarification of Article V, item 3 à Animals are allowed to roam outside the corral to have exercise. This sentence is included to ensure that animals do not over-graze the property. “"The allowed animals may be kept on any lot provided said animals are kept in a corral not larger than 3000 square feet and are provided with supplementary feed."

·        The lot appears to be wooded and may require some thinning of trees/scrub oak. à The covenants Article I states the following: “It is the purpose of these covenants that the present natural beauty, growth, native setting and surroundings shall he protected insofar as possible in connection with the uses and structures permitted by this instrument.” Some homeowners within Bannockburn have taken steps to thin the trees/shrubs on their properties to minimize the fire danger. There have been reports from Franktown residents and the local Colorado State Forest Service office that some insurance companies are requiring tree/shrub abatement to continue coverage.

 4. A violation of a commercial vehicle parked on the property of Bill and Sandy Barton at 2135 Frontier Lane was reported. Two notices of this violation were sent to the Bartons in 2015. A motion was made and approved for the Environmental Committee chairman (Jack Shuler) to issue a third notice of violation to the Bartons with an invitation for them to attend the next board meeting to discuss the issue.

 5. An email invitation for a HOA contact person from Citizens United for the Preservation of the West Plum Creek Valley was reviewed. The group is working with Douglas County to update language in the zoning regulations regarding the location and operation of **MotorSports Facilities.** Because this issue could have county-wide implications, the board agreed to provide a contact person for Bannockburn. Barbara Sears will keep the board apprised of regulation updates and related information on this issue.

 6. A request to replace roofing material and paint due to hail damage was submitted by Ron and Sheri Hample at 1494 Deerpath Road. All the materials are covenant compliant. The request was approved.

**Fifth Order of Business — Social**

 1. The Easter Egg Hunt is scheduled for Saturday, March 26.

 2. Upcoming Craft Night dates will be communicated on Nextdoor.

 3. New social events being considered : Euchre Club and Book Club.

 4. Bannockburn custom-made signs will be transferred from J.T. Patterson’s property on January 15 by Barb Sears and stored at her house.

**Sixth Order of Business — Other**

 1. The option to receive the Neighborhood Newsletter on-line via Nextdoor or the [bannockburnhoa.com](http://bannockburnhoa.com) website vs. by post was discussed. A motion was made and approved to provide an on-line only distribution to homeowners who notify the board of this preference. If Homeowners do not request the on-line version, delivery will default to postal delivery. The option will be communicated to homeowners in the Spring Newsletter.

 2. Malcolm Bedell will lead a committee to identify possible covenant updates. Reference Article VI, Section 4 of the BHA By Laws. Construction material, steel/metal barns and roofing material were potential areas of consideration. Additional topics to be presented at the next board meeting.

 3. It was confirmed that all board members have access to box.com, the secure content management and collaboration platform the board is using to share BHA documents.

**Eighth Order of Business** - Adjournment at 8:20 pm