**BANNOCKBURN HOMEOWNERS ASSOCIATION  
P.O. Box 211, Franktown, CO 80116**

**July 2017 Meeting Minutes**

***DATE: July 12, 2017***

**Location** Franktown Fire Department

**Board Attendees**: Ashley Bullerdick, Becky Realsen, Barbara Sears, Jack Shuler

**BHA** **Governing Documents Chairperson**: Kaye Wilcox

**Resident Attendees**: Ben and Susan Soifer, Cliff Joyner of Joyner Construction Company

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

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

Quorum was obtained with four board members present.

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

1. June meeting minutes reviewed and approved.

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

1.Income and expenses through June 30, 2017 reviewed and approved.

**Fourth Order of Business—Environmental**

1. **Preliminary** **Plans for Outbuilding Presented:**  With their contractor Cliff Joyner of Joyner Construction**,** Ben and Susan Soifer at 1494 Deerpath Road presented plans to replace an existing 2-story outbuilding on their property with a new garage and living area. The Board approved plans for a ground level garage and for a room and bathroom only on the second level. The addition of a kitchen or bedroom to the outbuilding was not approved by the board due to noncompliance with BHA covenants, Article VI, Restrictions on Residential Tracts, Section 2. The Soifers will be invited to submit new plans for their outbuilding at the next board meeting.

2**.Inquiry about Fire Pits: J**osh Harper at 1695 Deerpath Road informed the HOA Board via email that the Franktown Fire Department denied him a fire permit due to Bannockburn HOA restrictions. The BHA Environmental Chairperson contacted the Franktown Fire Department Captain Ryan Pottan who confirmed that no HOA restrictions on fire pits in Bannockburn exist. This information was relayed to Mr. Harper

3. **Complaint about Exterior Lighting on Neighboring Property:** Kevin and Laura Collins at 2220 Meadowgreen Circle lodged a complaint about a neighboring property owners’ unapproved construction of an outbuilding and external lighting on the building. An email was sent to the Collins by the Environmental Chairperson confirming that the building was approved by the board as documented in the December 2016 BHA meeting minutes. The email from the Board also addressed the external light complaint. Board members made several night time site visits to the shed location to ascertain if the lighting glare falls beyond the lot line. The Board did not identify a light source that impacts the Collins property. The Environmental Chair followed-up the email with a phone call message to the Collins. Both the email and phone message were unanswered as of this date. A letter will be sent to the Collins recapping the content of the email sent to them on June 27, 2017.

**Fifth Order of Business—Social**

1. **Summer Picnic:** Open Space will by mowed by Douglas County road crew one week prior to the August 19 picnic per a commitment from DC Open Space Supervisor Rob Lewis. The Board secretary contacted Mr. Lewis at (720-733-6990.

2. **Bannockburn Clean-up Day**: Further discussion on organizing a clean-up initiative in the neighborhood postponed until next meeting when Social Chairperson is present.

**Sixth Order of Business — Other Business**

1. **Amendments to Covenants: T**he covenant and by-law amendments drafted by the BHAGoverning Documents Committee was reviewed and discussed. A law firm that specializes in HOA policy and procedure, **VF Law,** has been selected to review the current covenants, the draft amendments and then write an opinion. The targeted date to review the policies with VF Law is early August, 2017.
2. **Update on Franktown Village Development**: Environmental Chairperson Jack Shuler will present public testimony on behalf of the Bannockburn HOA at the Board of County Commissioner’s hearing on July 25, 2017.
3. **Cars Speeding on Bannockburn Roads:** “Nextdoor” postings expressing concern about speeding traffic in the neighborhood prompted discussion about solutions. Adding more speed limit and caution signs in Bannockburn was suggested. It was noted that the County makes the decision about road signs.

4. **Email Contact for the Board on BHA Website:** HOA webmaster Steve Nickerson was notified that not all Board Members are receiving emails sent to the HOA email address listed on the Bannockburn Homeowner’s Association website. Steve advised the Board to each send a test message to the BHA email address to verify if it is forwarding HOA mail to listed recipients. BHA Secretary will convey the results of the test to Steve for further .investigation.

**Seventh Order of Business — Meeting Adjourned at 8:57 pm.**