BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

**April 2020 BOARD MEETING MINUTES**

Date: April 8, 2020

Location: Meeting held via Zoom

Board Attendees: Jack Shuler, Mike Bertsch, Ilana Don, Michelle Rozeboom, Renee Grimes, Tammy Edwards, James Rogers

Residents Attending: Kaye Wilcox, Document Committee Chair, John Edwards, Document Committee member

Meeting was called to order by Jack Shuler at 7:06 pm

**Reports:**

**Secretary’s Report** for March was reviewed. The March report was changed to reflect that the 1998 Bylaws were re-posted to the website. Moved by Jack Shuler to approve. Motion carried.

**Treasurer’s Report** for March was reviewed. Membership dues received to date is $5820, of which $3300 are dues, and $2520 are voluntary contributions. Reminder letters will be sent to those whose dues has not yet been received. Thank you notes will be sent to contributors and a “thank you” for voluntary contributions from the Bannockburn community will be posted to the website; no resident names will be posted. Moved by Mike Bertsch to approve. Motion carried.

**Social Committee Chairman** Renee Grimes has nothing new to report at this time. An activity may be scheduled after COVID-19 Stay at home orders are lifted.

**Environmental Report** Mike Bertsch reported that the Barn at 1501 Deerpath is still in progress.

**Document Committee** Chair, Kaye Wilcox reported a referral to HOA legal firm Orten Cavanagh & Holmes, LLC; Jack Shuler, John Edwards, and Kaye Wilcox met with the firm to make initial contact and inquiries.

Since the last board meeting the Documents Committee has met face-to-face twice and, in adding definitions and filtering out pre-1992 CCIOA items that no longer apply to Bannockburn, is close to completing the last draft of Covenant updates. Kaye will develop a clean version to make the notes and edits readable for comparison and review, which is to be returned within 3-4 weeks for discussion from both a resident and board member perspective by the next board meeting.

**Old Business** March minutes were amended to reflect that the 1998 Bylaws were posted to the Bannockburn website.

Voting ballots re: The Variance for a new barn at 1290 Deerpath were received, opened and tallied by Ilana Don; 14 votes received, passed, and approved!

Email addresses and phone numbers are incomplete. Ilana and Renee will connect to update the database from QuickBooks. A suggestion was made to back-up the database on the web via the QuickBooks cloud.

**New Business** Renee will draft a letter asking the Bannockburn community if there are any senior neighbors who are unable to get out to shop for groceries and essentials and if anyone would like to volunteer in helping to meet these needs.

It has been noted that there are dead trees on various properties and that removal is the responsibility of property owners.

Ilana has received requests for copies of dues statements and has been sending them out as requested.

Legal firm approval: Orten Cavanagh & Holmes, LLC, who currently serves the Pinery, was recommended to review and clarify specific language in Bannockburn’s governing documents. Move by Tammy Edwards to approve. Motion carried.

Legal Letter Approval: to be sent to Orten Cavanagh & Holmes, LLC to review and interpret the language in Covenant documents re: Resident Owner vs. Resident Owner in Good Standing, as it pertains to who can vote on changes to Bannockburn governing documents, and whether the Bylaws can be used to clarify a situation that may be in question. The goal is for the Documents Committee to determine voting procedures and requirements for the next vote. Two letters were proposed; one titled “Legal questions 4.7.20” (see below) contained reference to the “Bull Opinion” and the other titled “Legal questions 4.7.20 - Rev 2-2 Second option” (see below) did not contain reference to the “Bull opinion” but contained alternate questions for the attorney. After discussion the board preferred to keep the “Bull opinion” reference from the first letter but use the alternative questions from the second letter, thus the letters were combined, and agreed upon. The final version is shown below as “Legal questions 4.7.20 - Rev 2-3 Second option (002)”. The board agreed to spend no more than $1000 on a legal opinion. Moved by Jack Shuler to approve. Motion carried.

  

Meeting Adjourned 8:48 pm