BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

**July 2020 BOARD MEETING MINUTES**

Date: July 8, 2020

Location: Meeting held via Zoom

Board Attendees: Mike Bertsch, Ilana Don, Michelle Rozeboom, Tammy Edwards, James Rogers

A Quorum was present

Meeting was called to order by Mike Bertsch at 7:01 pm

**Reports:**

**Secretary’s Report** for June was moved to approve by Mike Bertsch. Motion carried.

**Treasurer’s Report** for June was reviewed. Treasurer reported that she had not yet received the bank statement. Insurance was overpaid and subsequently reimbursed. Income statement items include income from dues of $225, voluntary contributions of $175, a $250 transfer fee, and a $12 returned check fee which will be charged to the resident. We still have 7 minimal dues outstanding, and 3 sizable accounts, 2 of which have liens and a 3rd lien pending. The Board is researching to determine collectible amount on unpaid dues and late fees. Moved by Tammy to approve. Motion carried.

**Social Committee Chairman** Renee Grimes was absent, no report given. A member noted the community library on Deerpath is up and running.

**Environmental Report** Mike Bertsch reported that a swamp cooler was installed at 10554 Tanglewood Rd without board approval. The Board determined that a swamp cooler is not in violation of the covenants and no action will be taken at this time.

New roofing and siding installation are underway at 1290 Deerpath Rd without board approval. Mike reported that even though the colors are different from the original, the materials used are in keeping with covenant requirements. Siding is James Hardie “HardiePlank Lao Siding” with a 30-year warranty and a thickness of at least 5/16’’ in compliance with Article VI Section 13-F of the covenants.  The roofing is Timberline HDZ Fiberglass Asphalt Shingles with a lifetime warranty and an architectural style of a wood shake look. This is in compliance with Article VI, section 13-B of the covenants.

 The Board agreed to approve the home improvements/repairs after the fact. Moved to approve by Mike Bertsch. Motion carried.

It was noted that following covenant requirements to approve exterior changes to our properties protects the homeowner and our community should questions or complaints arise. Mike will draft a reminder statement in this regard which will be posted on the Bannockburn website, Nextdoor Bannockburn, and Facebook.

The Board received complaints for a Rooster at 2201 Deerpath Rd. and 2358 Meadow Green Circle for a Rooster, Ducks, and excessive Coral size, all of which are prohibited by the Bannockburn Covenants. Issues will be addressed.

The Board also received a complaint regarding ATV riding, which was assessed before the board meeting and then could not determine if these activities were a nuisance and violated Article VI section 17 of the covenants. Douglas County regulations will be researched and submitted to the resident of complaint for their further action.

**Document Committee** had no update at this time.

**Old Business**

Merging and updating the databases is an ongoing project.

Regarding dead trees and mowing at the main entrance, the county will only cut trees that are completely dead. Those set for removal have already been tagged.

Douglas County mows the center area at Deerpath 3 times a year except for areas that are unreachable with their equipment. Mike has volunteered to review the ability to mow those areas too steep for the county to mow, himself and with volunteers.

Variance filings with Douglas County have been tabled until the next meeting.

Invoices for legal services to Orten, Cavanaugh, Holmes, & Hunt LLC have been paid and are up to date.

Website updates continue to be reviewed. A list of suggested alterations has been

compiled and the Board is working to streamline the website content making current information relevant and moving older information into archives. The archive process is under review regarding length of time documents remain on the website, how they’ll be identified, as well as researching an appropriate and secure mechanism for long term storage.

The Board received an email from Aaron Goodlock of OCHH Law on July 7, 2020 without the promised Lien letter recommendation attached. That letter is to be obtained and reviewed. Mike motioned to reject the proposed collection letter that was drafted internally due to lack of clarity on the ability to collect fees and timing of those charges in accordance with the Home Owner Association policies and CCIOA Law. Motion carried. Bannockburn Policy regarding Liens for uncollected assessments is under review in conjunction with the recommended letter to determined what policy will be in keeping with the Bannockburn covenants and what best serves the interest of the Bannockburn community.

An invoice from VF Law was received for services in 2019 and is under investigation.

The Bannockburn Newsletter is coming soon.

Meeting Adjourned 8:41 pm