

P.O. BOX 211 FRANKTOWN, CO 80116

December 2020 BOARD MEETING MINUTES

Date: December 9, 2020

Location: Meeting held via Zoom

Board Attendees: Jack Shuler, Mike Bertsch, Jim Rogers, Tammy Edwards, Renee Grimes, and Lani Don

A Quorum was present

Residents Attending: Kaye Wilcox, Documents Committee

Jack called the meeting to order at 7:07 pm

Reports:

Secretary's Report: November minutes were accepted with one correction in the "Environmental Committee" section; the number of votes received for the variance regarding the D'Lallo barn was 15 received and 14 approvals (originally recorded as 14 received and 13 approvals).

Mike Bertsch motioned to approve the minutes. Motion carried.

Treasurer's Report: The financial records are to be updated soon as Lani is back with the Board. Wells Fargo statements were not available for October but per last account review the savings account had not changed and the checking acct. had an approximate balance of \$6,200. Revenue was received in the amount of \$675 consisting of two "Transfer Fees" and a payment on a delinquent account of \$125 reducing the amount owed from \$800 to \$675.

Social Committee Chairman Feedback regarding the "Halloween Hayride" was very positive with a large turnout for attendance. The email regarding Holiday Lights was sent and well received. Several homes either were seen putting up lights or increasing their decorations after the message was sent. It was decided not to have a lights contest in deference to those families that might be having financial struggles due to the COVID pandemic and not wanting to make them feel obligated to increase costs in tight times.

Environmental Committee Chairman It was a quiet month from an environmental perspective with no new requests or complaints submitted. The

property at 2358 Meadowgreen Circle was discussed regarding the following matters:

- Corral size – the current corral discussed in the November Board Meeting (see November Board Meeting Minutes) is still currently in place and the property is still in compliance to corral requirements. It does appear that the homeowners are preparing a more permanent structure near the horse shed on the property.
- De vegetation – This matter is to be worked with the county and outside of the Associations covenants.
- Ducks and Roosters – The unallowed animals still appear to be present on the property. Mike Bertsch will send a “hard copy” letter including a copy of the email previously sent on the matter to ensure delivery to the homeowner.

Document Committee No new comments or responses were received regarding the revised covenants sent to the homeowners. A draft of the revised covenants was sent to the Association’s attorneys for review. There is a potential 4-6-week turnaround time for this review.

Old Business:

- A request received from Aging and Senior Care Resources for Communities in Colorado to include their information as a resident resource on the Bannockburn website is under review. The request was discussed, and the Board determined that it would no be appropriate to use the HOA website to advertise for outside entities. Mike Bertsch motioned to deny the request. Motion Carried.
- Compliance with CIOAA document retention requirements as discussed. Approximately 170 documents were added to the current Box.com storage. Jack Shuler raised the needed decision regarding a permanent solution to document storage requirements and operating tools for the Board. Referencing the previous discussions and presentations around potential solutions (See October 2020 minutes) both Mike Bertsch and James Rodgers recommended the Microsoft Teams platform as the solution. Since the amounts to fund the solution were approved in the 2021 budget Jack Shuler motioned to approve the platform. Motion carried. It was further discussed that a process and plan was needed to set up and configure the platform and another plan needed for the migration and organization of

the Board's documents onto the platform. James Rodgers offered to perform the set up and configuration of the platform while Mike Bertsch offered to start on the data migration plan.

New Business: James Rodgers had raised a question regarding the Association's legal status and requested that the following section of the Colorado non-profit Corporation Act be reviewed by the Association's attorneys to determine the impact, if any, on the Association's operations.

(b) Notwithstanding subsection (33.5)(a) of this section, "residential nonprofit corporation" does not include:

(l) A unit owners' association or any other entity subject to the "Colorado Common Interest Ownership Act", article 33.3 of title 38, C.R.S., regardless of whether it was formed before, on, or after July 1, 1992;

Since much of the language in the Nonprofit Corporation Act and CCIOA is redundant and/or potentially conflicting, my question for legal is the HOA subject to the Nonprofit Corporation act in part, total or not at all.

Jack Shuler indicated that the request had been forwarded to the attorneys.

No further business was discussed but all thanked Tammy Edwards for her service on the Board for the past several years and commented on her being always willing to help with whatever was needed, cheerfulness in the way she went about her duties and that she will be missed by the Board, Thank you Tammy for your years of service!

Adjournment: 8:19 pm