

BANNOCKBURN HOMEOWNERS ASSOCIATION  
P.O. BOX 211 FRANKTOWN, CO 80116

**JANUARY 2021 BOARD MEETING MINUTES**

Date: January 13, 2021

Location: Virtual Meeting via Microsoft Teams

Board Attendees: Jack Shuler, Mike Bertsch, Michelle Rozeboom, Lani Don, James Rogers, Steve Shkilevich

A Quorum was present

Residents Attending: Kaye Wilcox, Document Committee Chair

Meeting was called to order by Jack Shuler at 7:08pm

**Reports:**

**Secretary's Report** Minutes for December 2020 were reviewed; Mike Bertsch moved to approve. Motion carried

**Treasurer's Report** Lani will bring the missing financials for September-December 2020 and January 2021 up to date i.e., Profit/Loss and Balance Sheet. The 2021 budget includes the implementing of Microsoft Teams bringing the HOA into CCIOA compliance, which in turn creates a budget shortfall. Special Assessments are allowable by CCIOA statutes in lieu of requesting donations to cover essential costs. James Rogers motioned for the adoption of a 2021 Special Assessment of \$27.77 to cover the projected shortfall in addition to annual dues of \$25. Motion carried. Mailing to be completed in mid-February.

**Social Committee Chairman** not present, calendar tabled until next month.

**Environmental Report** Mike Bertsch reported that revegetation at 2358 Meadowgreen Circle is in process, they are working on relocation of their roosters, the current barn "structure" is temporary, and the planned barn is in compliance with Bannockburn Covenants.

Due to COVID-19 delays several Variances are in need of filing with the county.

**Document Committee** Chair, Kaye Wilcox, has no updates.

James will create and provide a clarification on statement of work for Jack to contact the Attorney regarding review of our Draft Covenants to clarify what service we'll be paying for and to confirm what items belong in the By-Laws rather than in the Covenants.

### **Old Business**

September through December Financials are in process of amending.

Training sessions will be scheduled to educate all Board Members on the use of Microsoft Teams file structure, communications abilities/functions, and over-all use of programming.

Legal costs in association with Covenant review by our Attorney have been revised from up to \$1400 down to \$600-\$800. Jack Shuler motioned to approve an expenditure of up to \$1000 for Attorney's Orten, Cavanaugh, and Holmes review of the Draft Covenant Documents. Motion carried.

Statement received from the Attorney regarding statutes applicable to HOA's : The Association is subject to the Colorado Revised Nonprofit Corporation Act in its entirety C.R.S. 7-121-101 et. seq. CCIOA on the other hand, is little bit more complicated, as only portions of that statute apply to Bannockburn. The portions of CCIOA applicable to communities created prior to July 1, 1992 are identified and listed in C.R.S. 38-33.3-117"

### **New Business**

Draft Dues Letter will be revised to include a Special Assessment in addition to yearly dues to cover the 2021 budget shortfall.

Prior to next month's meeting the yearly dues letter and statements will be prepared, and Jim will acquire a Bannockburn Excel spreadsheet from the county assessor for use in updating our database for mailing to be completed by the Secretary and Treasurer.

Meeting Adjourned 8:29pm

