

BANNOCKBURN HOMEOWNER'S ASSOCIATION
P.O. BOX 2011 FRANKTOWN, CO 80116

October 2021 BOARD MEETING MINUTES

Date: October 13, 2021

Location: Franktown Fire Department and via Microsoft Teams

Board Attendees: Jack Shuler, Mike Bertsch, Michelle Rozeboom, Renee Grimes, Steve Shkilevich, James Rogers

A Quorum was present

Residents attending: Kaye Wilcox Document Committee Chairperson, Joe Williams, Kathy Maranto

Meeting called to order by Jack Shuler at 7:04pm

Reports:

Secretary's Report Mike Bertsch reviewed July minutes and motioned to approve. Motion carried. Mike Bertsch reviewed August minutes. Jim Rogers raised a correction to a statement he made regarding the passing of the 2012 covenants, asserting that some items that did not correctly receive enough votes to pass were registered with the county along with those that had correctly received enough votes to pass.

Ballot counting statistics for the proposed covenants vote provided by Michelle Rozeboom: 179 Resident Owners, 126 ballots received, 125 valid ballots.

Treasurer's Report Mike Bertsch reviewed September financials. September receivable are down, and other accounts will be resolved shortly. Additional dues, and late fees have been received, and new member transfer fees from the sale of two properties are anticipated.

Questions were raised by Jim Rogers regarding a majority board approval when paying invoices greater than \$100, regardless of type of expenditure, in accordance with our governing documents.

Social Committee Chairperson Renee Grimes reported the annual Hayride/Candy-grab will be held Saturday October 30th at 11:00 am, meeting in the open space.

Sign-up with Renee to participate and/or hand out candy. A Christmas lighting/decorations contest is being planned. Steve will put up the signs for the annual meeting.

Environmental Committee Chairperson Mike Bertsch reported a Sunroom addition at 1289 Columbine Dr, and new siding at 10434 Holden Circle. A complaint was received regarding a truck parked on the property of 2231 Meadow Green Circle. Mike is working with the resident to find a solution that falls within covenant requirements.

Document Committee Chairperson Kaye Wilcox expressed concerns that the covenants have ambiguous language within the document and conflicting language with Colorado law and other BHOA governing documents. These issues can result in confusion and disputes, which can lead to the need for legal advice and worst case, lawsuits.

New Business Items to prepare for the Annual meeting: Handouts of the 2022 Budget, Board Candidates, Secret Ballots for voting, a list of members in good standing for ability to vote. The ballot candidates are Jack Shuler, Michelle Rozeboom, James Rogers, John Edwards, Nathan Toland, and several blanks for potential write in candidates nominated at the annual meeting. Thirty percent of members in good standing are required, including proxy's, for a vote to be held at the meeting.

A code of conduct policy for HOA Board members personal use of Bannockburn residents' private information without their expressed consent in writing was discussed. Steve Shkilevich motioned to approve that no Board member may use any members personal information without a majority of the quorum of the board. Motion carried.

Adjournment 8:31pm