

BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

December 2021 BOARD MEETING MINUTES

Date: December 8, 2021

Location: Franktown Fire Station

Board Attendees: Jack Shuler, Mike Bertsch, Renee Grimes, Steve Shkilevich, Kurt Leyendecker, Nathan Toland (via phone)

A Quorum was present

Residents Attending: Kaye Wilcox & John Edwards (Documents Committee), James Rogers and Ben Grimes

Meeting was called to order by Jack Shuler at 7:00pm

Reports:

Secretary's Report:

November minutes reviewed and approved with minor revisions to language regarding filling Board positions.

Treasurer's Report:

Two (2) new member fees received and a \$50 payment from a resident behind in dues. One past due account was paid in full (\$477.77) & M. Berstch will contact HOA attorney for delinquent dues to inform him of payment.

Payment of legal bill of \$944 for miscellaneous actions was reviewed, motion to approve - Motion carried.

Year-over-year balance in financial accounts are up approximately \$4,300.

Social Committee:

Renee Grimes reported that a Newsletter informing residents of various activities will be sent out after the first of the year.

An email was approved to be sent out regarding holiday lights/contest.

The committee is looking for a barn in which to hold an event.

A draft calendar of 2022 events will be created for January 2022 meeting

Environmental Report:

Mike Bertsch presented two (2) resident paint color proposals; 2275 Bibles Hill (Duncan) and 9710 Tanglewood (Blankenbeckler) colors were reviewed and approved.

Document Committee:

John Edwards presented an analysis of the ballot voting at the ballot results as discussed in November. Data indicates that approximately 25% of residents did not vote (46 no vote and 8 late ballots). Document committee presented a strategy and several steps to contact non-voting residents, request feedback on why they did not vote and get input on what might be revised in proposed Covenants to increase voter participation.

The BOD approved the strategy submitted by the Document committee, approving a survey of “no” voters, and of non-voters, as well as approving a future ballot initiative based on those results.

Old Business: None

New Business:

Jewell Miller (elected at annual meeting) decided not to join the Bannockburn HOA Board and had informed Jack Shuler.

John Edwards was nominated to fill the vacancy and was approved at the meeting.

Board discussed and voted on the new officers moving forward into 2022. Positions and Board member results are as follows:

- President - Jack Shuler
- Vice President - Mike Berstch
- Secretary - Nathan Toland
- Treasurer - John Edwards
- Member at large - Steve Shkilevich
- Member at large - Kurt Leyendecker; who will lead the Document Committee
- Social Chair - Renee Grimes

James Rogers expressed a demand for materials requested in his previous emails of November 10 and 29th. These requests for information had been answered on December 6; and the Board indicated that his prior requests have been answered and no further response is warranted.

Recording of Board meetings was discussed; this is not permitted per the Governing documents and policies, supported by legal counsel.

Cutting of the grass etc., along the entry along Deerpath Rd was discussed and a request for volunteers to mow, etc. will be requested before incurring third party expense.

Adjournment: Meeting Adjourned 8:29pm