

BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

January 2022 Board Meeting Minutes

Date: 12 JAN 2022

Location: Franktown Fire Station

Board Attendees: Jack Shuler, Mike Bertsch, Steve Shkilevich, Kurt Leyendecker, John Edwards, Nathan Toland

Other Attendees: Joe Williams, Kaye Wilcox, James Rogers

A Quorum was present

Meeting called to order by Jack at 7:10

Joe Williams delivered his fence proposal to replace existing aged fence. Joe is undecided on fence post material for the high tensile wire he plans to use; wood, pipe or t-posts are options he's considering. The proposal was reviewed by the board, motion to approve carried unanimously with Joe's option on post materials.

Jack addressed recording of HOA meetings, citing posted rules for conducting HOA meetings and advise from counsel. Specifically no meetings now or in the future are to be recorded by the board or by attendees. Resident Mr. Rogers was recording the meeting with an audio recording device. Jack asked Mr. Rogers to stop recording. Kurt reinforced the request. Mr. Rogers agreed to stop recording the meeting, disconnected his recording equipment and demonstrated to Kurt that his recording equipment had been completely shut off.

Standing Reports:

Secretary Meeting Minutes – minutes were reviewed by board members, motion unanimously carried to approve the minutes on file.

Treasurers Report – Mike delivered the Treasures report, motion unanimously carried to approve the treasurers report. Additional discussion regarding Transfer Fees (the cost of transferring HOA membership from the sale of a home, to the new owners) and the potential for increasing transfer fees as a source of revenue for the HOA. The discussion was tabled for later in the year, during budget season.

Social Committee – no report this meeting

Environmental Report – no additional items (aside from Mr. Williams fence covered at the beginning of the meeting)

Document Committee – Effort continues on the Covenants update. The effort now is to write a letter to all the No Votes and Non-Voters to solicit their input for changes to the proposed covenants they would like to see that would garner a Yes vote in the next voting cycle. Estimated time of completion for the draft letter is first week of February, with goal of feedback from the board to approve the letter at the 2/9 meeting.

Old Business:

- Electronic Dues Payment option for 2022 – Nathan and John are working together to implement Venmo. Venmo commercial charges 1.9% + \$0.10 transaction fee (about \$0.60 per transaction). Nathan to complete research, implementation and instructions for residents by 2/9 board meeting. John requested final solution have a reporting option. Nathan agreed to pursue that as well.

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- Approval of dues letter for 2022 – Annual dues letter is in draft form and requires instructions for Venmo to complete. Letter remains in draft form, to be completed by 2/9.
- Colorado Periodic Report – the state of Colorado requires annually that the legal entity of the Bannockburn HOA confirm our continued operation as an organization and pay a \$10 fee. Jack completed this.

New Business:

- Preparation of Dues Letter and Invoices is underway. Mike will be working with John for turnover of treasurers duties to get these ready. Steve volunteered to help with the mailing.
- Our website has successfully been transitioned from Grass Valley to GoDaddy for our hosting provider. GoDaddy carries a higher fee for hosting (about \$200 annually).
- Mr. Jim Rogers Document Request discussion. Mr. Rogers was present for this discussion. Jack reviewed the written request and solicited the board for input. Specifically, does any board member have any history or documentation of any Special Board meeting of any kind or if there was any action of the Board without a meeting.
 - o The board members present confirmed there was no Special Board meeting. All board meetings conducted were regularly scheduled board meetings where minutes were kept and posted to the website.
 - o The board members present confirmed there was no board action without a meeting.

Meeting Adjourned at 8:24