

BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

May 2022 Board Meeting Minutes

Date: May 11, 2022

Location: Franktown Fire Station

Board Attendees: Jack Shuler, Renee Grimes, Steve Shkilevich, Kurt Leyendecker, John Edwards, Nathan Toland

Other Attendees: Bob Skoworn

A Quorum was present, Mike Berstch was on travel

Meeting called to order by Jack at 7:00

Standing Reports:

Secretary Meeting Minutes – April minutes were reviewed by board members, motion unanimously carried to approve the minutes with suggested amendments.

Treasurer's Report – John Edwards delivered the Treasurer's report, motion unanimously carried to approve the treasurer's report. Additional discussion points as follows:

- HOA Dues late fee letter approved as amended by vote and approved to mail to delinquent residents

Social Committee – Renee delivered the social committee report:

- Neighborhood Garage Sale set for June 11th & 12th, communication to announce event approved.
- Memorial Weekend Letter being sent out
- Took recommendations for next newsletter
- Sandwich boards need work; Jack volunteered to help

Environmental Report – No environmental report delivered, although Jack presented various items for discussion for Mike B concerning:

- Marti Wahl variance approval by vote to be sent to residents re a loafing shed.
- Margaret Valentine's wind turbine was approved by vote.
- Kurt Leyendecker's variance approval by vote to be sent to residents for a steel sided pole barn. - Bullerdick's request to have a milking cow was discussed but not approved. A cow won't produce milk without a calf. Two cows are not permitted by Covenants.

Document Committee – Document Committee should have all the new/updated documents aggregated and back to the BOD for review in the next couple weeks.

Old Business:

- Nielsen Letter was sent via certified mail and separately via first class mail to the homeowner's full time address on file regarding the covenant and safety concerns. The same letter was sent to the

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Bannockburn address occupied by renters. The certified mailer was refused. There is an open police report on file. If there are no recurrences and the cleanup efforts are completed, this will be a closed issue. One of the neighbors of the house attended the HOA meeting to say thank you to the board for their handling of the situation.

- Resident James Rogers sent letters (two dated 4/25) requesting more information or documents. Answers and responses are in progress between Board members and Jack has engaged counsel to facilitate the HOA response. Many of the questions have been previously asked and answered. Jack continues coordination with counsel to prepare and mail responses to each letter. Bannockburn HOA will incur additional costs for counsel; approval granted to proceed.
- Office 365 continued use as a tool for the Board business was tabled for a later date.

New Business

- Sundown Homes: there are 17, 2 acre lots, adjacent to Meadow Green Circle that are going to be built. The 2 acre lot size is grandfathered in. The county has sent a referral notice and HOA will respond to Douglas County requesting Bibles Hill Rd. remain a cul de sac road. Bannockburn HOA sent a letter denying any consent to allow a through street for open traffic, but would concede to a through street with a gate for emergency use only. Jack will have that letter resent.

Meeting Adjourned at 9:08