

BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

July 2022 Board Meeting Minutes

Date: 13 JUL 2022

Location: Franktown Fire Station

Board Attendees: Jack Shuler, Mike Bertsch, Steve Shkilevich, Renee Grimes, Nathan Toland

Other Attendees: None

A Quorum was present

Meeting called to order by Jack at 7:02

Standing Reports:

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

Treasurers Report – Jack Shuler delivered the Treasures report, motion unanimously carried to approve the treasurers report. Additionally there was a \$610 legal bill to Orten Cavanaugh Holmes and Hunt, the board approved to pay. This was legal counsel's fee to review resident Rogers' letter and advise on responses.

Social Committee – Renee Grimes delivered the social committee report.

- The community garage sale was successful with 12 participants.
- Next event is the Bannockburn BBQ on 8/27/2022. The rental fee this year will be \$1,013.33. Half is due now and the other half due upon delivery of the rental equipment. The board approved paying \$506.67 to the rental company. The Grimes family has volunteered to donate the meat for the party again this year. There will be a Port-o-potty rental cost. We don't have that hard cost yet, but the board approved to pay a fee of about \$200 as that has been a normal run rate from previous years.
- The social committee needs to send reminder communications to residents. The board approved the Secretary to send email for HOA board planned social events

Environmental Report –

- Delgado Residence: The HOA Approval Letter has been sent.
- Barton Residence: Submitted a plan for implementing a solar array. The HOA board approval is not required due to nature of planned project. However, the board does approve of the plan and will send an approval letter.
- Edwards Residence: House paint color was submitted for a repainting. This was approved and an approval letter will be sent.
- Walls Residence: Request for approval to reside the front of the home, replacing the cedar with a Hardie Board type siding in earth tones of blue. The board conditionally approved this plan. Mike Bertsch will review the final color choice and materials choice and deliver final approval.

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Document Committee – No Report

Old Business:

- Office 365 review and replacement options in progress. This work is not a heavy lift, but there are a lot of moving parts to get a hold of.
- Sundown Letter sent to impacted residents on Bibles Hill, as per the June meeting.
- Nielsen Residence: Additional payment for dues was sent. Complaint issues from previous meetings is being closed, with support of the residents who originally filed the complaint.

New Business:

- DC Referral DR2022-003 Zoning County Letter was sent to Jack. Jack will review and determine the next course with the board. The rest of the board was invited to review the letter as well. Periodically we receive these county level zoning letters – rarely impacting Bannockburn residence.
- Lee White received the gift card the board delivered with a gracious thank you.
- Collection and Covenant Enforcement Policy (HB 22-1137) was discussed. We will do a self review of the policy before we consider paying legal counsel to do it for us.
- Election Nomination Committee will be seeking formal position nominations. Nathan to read the bylaws and get familiar with the process.
- There was a logged complaint that there is a rooster in the neighborhood. The board will need the location of the rooster before any action can be taken.
- Rogers Letter: Jack read this letter, dated 6/17 & 6/21, to the board and we discussed the responses from Orten Cavanaugh Holmes and Hunt. Specifically we discussed sending notification to residence about HOA Board meeting, as requested by Rogers. Our counsel informed us that the board is obligated to proactively send notification of the annual meeting, but regular board meetings are not required to be proactively sent (agenda, location and time are posted on the website). The former secretary of the board had previously volunteered to send email to the residents email on file. The current secretary volunteered to resume emailing residents reminder of the upcoming HOA board meetings as we believe this could help communicate more about the business of the HOA. The board approved the secretary to send these email.

Meeting Adjourned at 8:45