

BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

June 2022 Board Meeting Minutes

Date: 08 JUN 2022

Location: Franktown Fire Station

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

Other Attendees: None

A Quorum was present

Meeting called to order by Jack at 7:05

Standing Reports:

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

Treasurers Report – John delivered the Treasures report, motion unanimously carried to approve the treasurers report.

- Options and ideas for collecting past due HOA dues were discussed. No decisions were made.
- Reimbursement to Jack Shuler for \$279.45 was approved (Variance and Nielson Letter)
- Payment to Orton for legal services of \$640.50 was approved

Social Committee – Garage Sale Dates moved to 6/24,25,26

Environmental Report –

Variance request votes passed with 16 Yes votes and 2 No votes.

- Kurt Leyendecker Variance Approved
- David Delgado's request for the remodeling of the residence was approved. The Environmental Committee reviewed the plans including the attached greenhouse and the roofline appears to be contiguous with the house build out plans, thus the greenhouse is not considered to be an out building. The Board agrees this is a single structure, with the house.
- Marti Wahl Variance Approved.

Document Committee – In attempt to address “No” voter concerns, feedback and survey responses impeding yes votes for passing the covenants, the document committee is working on drafting an aggregated list of those items. The document committee will draft recommendations from that list and present to the board.

Old Business:

- Sundown Development Letter from previous meeting was discussed. The board agreed to send a copy of that letter to potentially impacted residents on Bibles Hill so they may also express their opinions to the developer regarding potentially making Bibles Hill a through street to Highway 86. The Board's position is that a gated, emergency use only road would be acceptable.
- Microsoft Licensing Discussion – our technology needs have decreased now that we are meeting in person again. Nathan to investigate and demonstrate a cost saving alternative.

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- Nielson Property Reports – of the list of reported items, all have been remediated with the exception of 2 cars remaining on the property. One car is reported to be licensed and in operating order. The second car is awaiting a replacement engine. The Board will reach out to the residents who made the original complaints. If they are satisfied with the current state, the Board will close this case.

New Business:

- Franktown Fire is seeking volunteer neighborhoods to participate in a simulated wildfire evacuation exercise. At current work volume for the volunteer board, we do not have capacity to participate in this initiative.
- Resident Lee White has mowed the center island at the Deerpath entrance and done cleanup work. For his many years of volunteer service and labor, the Board approved the purchase of a gift card for \$250 for Mr. White, noting the landscaping services of a professional would have cost all the residents substantially more. Thank you Mr. White for your outstanding service to the neighborhood.
- Resident Mr. Rogers Letters and response:
 - o The response letters, with advice from counsel were reviewed and approved as amended by the board.
 - o All documents available are being assembled to mail to Rogers to answer the three requests of May 27, 2022. This includes legal invoices, emails sent to residents in September and October, as well as certain invoices found where the amount exceeds \$100. Financials and bank reconciliation is completed monthly for all HOA financial business.
 - o The HOA received payment from Rogers for the legal invoices (\$150) and that check has been deposited. Once the HOA assembles other pages the HOA will determine the final cost to provide other documents. We have two other checks on hold for that purpose. When the check clears the HOA account, the documents and responses will be mailed out.

Meeting Adjourned at 9:15

Action Items:

- Nathan – Cost saving technology alternatives for Board email and document storage
- Jack – Communicate with neighbors on Nielson Issue resolution
- Jack – Send Sundown Letter to Bibles Hill residents