

# BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

## August 2022 Board Meeting Minutes

**Date:** 10 AUG 2022

**Location:** Franktown Fire Station

**Board Attendees:** Jack Shuler, Mike Bertsch, Steve Shkilevich, Kurt Leyendecker, Renee Grimes (Phone), John Edwards (Phone)

**Other Attendees:** Residents James Rogers & Steve Nickerson

A Quorum was present

Meeting called to order by Jack at 7:03 pm

### **Standing Reports:**

**Secretary Meeting Minutes** – Jack Shuler delivered the Secretary's report

- The minutes were reviewed by board members, motion unanimously carried to approve the June minutes.

**Treasurer's Report** – John Edwards delivered the Treasurer's report

- A motion was unanimously carried to approve the treasurer's report.
- There was a motion to approve the removal of a late fee on a members account (name will not be divulged) due to hardship where the account was voluntarily satisfied by a board member, again due to hardship. Motion was unanimously carried.
- Another member had a late fee that was deemed to be inappropriately charged to their account and a motion to remove that late fee was also unanimously carried.

**Social Committee** – Renee Grimes delivered the social committee report.

- The Bannockburn BBQ is scheduled to be held on 8/27/2022. The tents, Port-o-potty, tables and chairs are all ready. Additional tables were acquired for this year as we ran out of seating last year. New banners are to be placed out Monday before the BBQ. There is not a specific date on the banners so they can be used year after year. The Secretary has sent the invite to the community based on the approval obtained in the July Board meeting. More information will also be placed on "Nextdoor" closer to the event.

**Environmental Report** – Mike Bertsch delivered the environmental committee report

- There were no requests or communications on any environmental matters this month.

**Document Committee** – No Report

- The document committee report was tabled until the next board meeting

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### Old Business:

- Further discussion regarding the Office 365 review and replacement was tabled per request of Nathan Toland until next month's board meeting as he was unable to attend the meeting.
- A new letter will be drafted to address the remaining member accounts that are past due.

### New Business:

- Notice to appear for Mediation regarding claim filed by member Mr. James Rogers – The Board was notified that a claim against the board had been filed by Mr. Rogers requesting monetary damages on the basis that documents requested were received later than CCIOA requirements. Resident Steve Nickerson inquired of Mr. Rogers regarding the basis for the amount of damages. No basis was given. The board indicated any further discussion on this matter will be held in the executive session indicated on the agenda.
- The Board reviewed the upcoming schedule proposed by Jack Shuler regarding activities necessary conducted in preparation for the upcoming October Annual Meeting and approved steps necessary.

Regular Board Meeting Adjourned at 7:42

Executive Session was called (not conducted)

- With the intent to enter the executive session to discuss the pending claim action brought by Mr. James Rogers against the HOA as referenced in "New Business" above, the motion to end the regular session and begin the executive session was made. Jack Shuler informed the residents present, Mr. James Rogers and Mr. Steve Nickerson, that they would have to leave the room. While Mr. Nickerson was compliant with the request, Mr. Rogers voiced concern that the executive session was improper because the regular board meeting had been adjourned and a special meeting would now have to be called with proper notice to the board members in advance. The board members disagreed stating that only the regular session had been adjourned and that conducting the executive session, as noticed in the agenda published prior to the board meeting, was a proper execution of the board's duties. Mr. Rogers refused to leave the room so that the executive session could be held. Rather than risk further escalation of an already tense situation, the board ended the meeting and no official executive session was held.