

# BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

## October 2022 Board Meeting Minutes

**Date:** 12 OCT 2022

**Location:** Franktown Fire Station

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

**Not Present:** Mike Bertsch, Renee Grimes

**Other Attendees:** James Rogers, Neil LaFon, Clint and Josie Sowada

A Quorum was present

Meeting called to order by Jack at 7:00

### **Standing Reports:**

**Secretary Meeting Minutes** – September 2022 minutes were reviewed by board members, motion unanimously carried to approve the minutes.

**Treasurer's Report** – John delivered the Treasurer's report, motion unanimously carried to approve the treasurer's report.

- John requested board approval for Orton Legal fees of \$366. Motion unanimously carried.

**Social Committee** – Nathan Presented the Social Committee Report

- Hayride will be moved to 10/30, Sunday at 3:00 PM
- Motion to allow Nathan to email residence for Social Committee events through end of year carried by unanimous vote.

**Environmental Report** – No report

**Document Committee** – No report

### **Old Business:**

- Jack covered the update on HB22-1137; which is a new Colorado law governing how HOA's handle delinquent dues and other collection matters. The Bannockburn HOA policy has been re-written by Orten law for our adoption.
- Microsoft 365 to Google services is still in progress (Nathan Toland)
- Annual Meeting Preparation (scheduled for 10/15)
  - o We re-reviewed the meeting agenda and confirmed responsibilities
  - o Nathan to prepare Roster for checking people in
  - o Nathan to prepare Ballot for voting
    - Jeremy Root for Board of Director is on the ballot
    - The ballot will have write-in space as there are other Residents considering positions but are not yet committed to run.
  - o The meeting requires 30% of Residents in good standing to be present to have a quorum. Dues are still being paid, so final count will be determined prior to the meeting.

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- Secretary Nathan Toland and James Rogers met at Mr. Rogers residence on Tuesday Sept. 27<sup>th</sup> for requested HOA documentation review. There were four items missing from Mr. Rogers' request. The Board members are actively looking for those documents. The gentlemen will reconvene upon acquiring those documents. Board members present reported they likely did have those available and will get them to Nathan. Of the four documents, one of them was unfamiliar to the Board. Mr. Rogers, who was present, did not recognize the item when we read from the list Nathan wrote down from the Nathan/Rogers meeting. Nathan to confirm with Rogers that request and send any missing document.

### **New Business:**

- Resident Neil LaFon asked about residents discharging firearms in the neighborhood. The board requested if he was hearing shooting to let us know where it was coming from so the board may appropriately address it. It was noted that there are properties outside the neighborhood that have shooting ranges and it is legal and outside the board's control. It was also noted that it is legal to discharge a firearm on your property as long as the projectile does not leave your property, but it is against the covenants to discharge a firearm on your property unless in defense of person, property or land.

At 7:44 PM, the Regular Session ended to begin the Executive Session. Residents not on the Board of Directors were politely asked to leave. Resident James Rogers challenged the reason for the Executive Session. President Jack Shuler responded the Executive Session was to discuss Legal items as Mr. Rogers has filed 3 lawsuits against the HOA. Mr. Rogers responded that he had just filed a fourth suit and left the room.

Executive Session commenced and the board members convened to discuss pending litigation against the HOA.

Meeting Adjourned at 9:01 PM