

BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

December 2022 Board Meeting Minutes

Date: December 14, 2022

Location: Franktown Fire Station

Board Attendees: Jack Shuler (by phone), Steve Shkilevich, John Edwards, Kurt Leyendecker, Jeremy Root

Not Present: Nathan Toland, Renee Grimes

Other Attendees: James Rogers, Tammy Edwards

A Quorum was present

Meeting called to order by Jack at 7:05

Standing Reports:

Secretary Meeting Minutes — Nov 09, 2022 board minutes were reviewed by board members; motion unanimously carried to approve the minutes.

Treasurers Report — John Edwards delivered the Treasure's report.

- A bill from the attorneys for was presented and discussed. Motion to approve to payment of \$786.00 made and unanimously carried.
- Decision made to continue with MS365 licenses for the time being at \$140 monthly until less expensive alternative can be ascertained. Discussion of switching tabled until next meeting.
- Motion unanimously carried to approve the Treasurer's report.

Social Committee Report — None, no new Social Committee business

Environmental Committee Report — None, no new Environmental Committee business

Document Committee Report — None, no new Document Committee business.

- General discussion was held concerning timing in 2023 to consider language changes in the proposed/revised Covenants and communication efforts to gain additional resident participation in order to pass proposed Covenant revisions, supported in past efforts by a majority of voting residents. Document committee to take the lead.

Other Business:

- Unpaid Assessment Collection Policy completed by Orten (HOA Attorneys). Document reviewed and Document committee to address suggested changes.
- Transferring Venmo account from Secretary Nathan to John Treasurer was discussed and is still in progress. Need to change name on credit card Account from Mike Bertsch to John Edwards discussed. John suggested terminating credit card account as it is rarely used. Deferred to next meeting.
- Rural water authority of Douglas County (RWADC.org) is looking for donations. Discussion was held whether the Board should consider informing owners. Donations would be used to continue the organizations well monitoring program. Motion to forward email from RWADC along with note from the Board to members as motioned and passed unanimously.
- General discussion re changes to Ruger's Ranch development plan as provided by Douglas County. Not much different than before and Board determined there was nothing in the change that was of concern to the HOA and the community. Jack agreed to respond to Douglas County.
- Discussion concerning revision of HOA policy concerning staggering of board member terms. Policy will be reviewed and corrected to clarify the starting and ending of terms. Revised policy will be presented in January or February for approval.
- James Rodgers had requested time to address the board in advance of the meeting but declined to do so.

The Board ended the regular session dismissing non-Board attendees and entering into an executive session to discuss pending litigation.

The meeting was adjourned at 8:06 pm