

# BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

## May 2023 Board Meeting Minutes

**Date:** 10 MAY 2023

**Location:** Franktown Fire Station

**Board Attendees:** Jack Shuler, John Edwards (phone), Kurt Leyendecker, Jeremy Root, Nathan Toland, Glen Mann

**Not Present:** Renee Grimes

**Other Attendees:**

A Quorum was present

Meeting called to order by Jack at 7:00

**Standing Reports:**

**Secretary Meeting Minutes** – April minutes were reviewed by board members, motion unanimously carried to approve the minutes as amended.

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

Outstanding Dues to be paid were reviewed. Nathan proposed that due to the significant contribution the Grimes family have made to the HOA in the form of paying for supplies and rentals for the annual barbeque and other events that the Board vote to waive the Grimes 2023 dues and late fee. Motion carried unanimously.

The board voted unanimously to approve the following expense:

Approval to pay Orton bill for \$213

John would like to pursue upgrading QuickBooks to the online hosted solution to allow for a backup Treasurer, get to a web based solution and remove the risk of having our company books tied to one laptop. John to research for a later meeting.

Insurance Renewal is 20 MAY, 2023 for a total of \$1,714. The amount exceeds the Board's ability to approve by the bylaws (it is an expense greater than \$1,000). Our counsel informed us that expenses that are critical to operations of the HOA however are exempt from that ruling. Optionally, at a greater cost to the homeowners, we could have the insurance company invoice us multiple split invoices to stay under the \$1,000 per transaction limit. The board motioned to approve the expense to be paid in full as the most cost effective and efficient option. Vote carried unanimously.

**Social Committee** – The group discussed the Social Committee items, no report was delivered.

- Renee has the newsletter ready. Renee will send to the board for approval via email and then mail out.
- Jack to procure a gift card for Lois Huston for all her hard work.
- The Bannockburn Sign on Duffy needs some attention – we will drive by and advise next meeting
- Approved thank you note for Lois Huston for doing the BB-HOA taxes (multiple years) and a \$250 gift card.

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- Renee working on Annual BBQ planning

### **Environmental Report** – Jeremy delivered the Environmental Committee report

- Schima Residence variance vote passed
- Bullerdick Residence received variance vote passed
- Vote tally was 23 returned votes, 12 Yes for Schima and 11 Yes for Bullerdick. There were only Yes votes. The board affirmed the Yes votes with a Board vote to fully approve the variances.
- Beth Baldwin is requesting to build a new fence on the interior of her property. The proposed fence is within covenants to build without board approval. The board agreed.
- Beth Baldwin is requesting to build a lean-to off of their arena. The board agreed the entirety of the project is within tolerance for immediate approval with the exception of the siding choice. The aged covenants are very strict on what is allowed without a variance. Because of the siding choice, the board direction was to seek a variance for the siding material of choice.
- Barbra Sears send an email requesting the board take action to cleanup the decorative vegetation in front of the neighborhood sign. Nathan to work with Renee to organize a work party of volunteers to achieve this.
- Resident with excessive manure piles on property at 10500 Holden Cr have successfully mitigated. Poo piles are within tolerance. There may be future action required depending on the devegetation rules – topic tabled for a later date.

### **Document Committee** – Document Committee report tabled for later business.

### **Old Business:**

- Microsoft Licensing has been adjusted. We should see the cost difference next meeting.
- Glenn Mann is all setup on Office 365 licensing and email address. Glenn to get with Nathan for any help he may need.
- The Adopt A Road initiative will not be pursued further. Someone beat us to the road adoption.

### **New Business:**

- Annual Meeting Preparation
  - o Jack provided a schedule of events and requirements in preparation for the annual meeting
  - o The draft annual meeting notification was reviewed
- Jack discussed we consider a communication to residence concerning fence repairs, dead tree removal, etc. No action items were derived from the discussion – table for next meeting.
- The board reviewed a communication to residence regarding the cases brought against the HOA by Mr. James Rogers. The Board approved sending of the letter to residents and posting to the Legal section of the BannockburnHOA.com website.

At 9:05, Executive Session commenced, and the board members convened to discuss the **feedback from legal on the resident communication notated in New Business.**

Meeting Adjourned at 9:45 PM