

BANNOCKBURN HOMEOWNERS' ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

July 2023 Board Meeting Minutes

Date: 12 JULY 2023

Location: Franktown Fire Station

Board Attendees: Kurt Leyendecker, Jeremy Root, Glen Mann, Jack Shuler, John Edwards

Not Present: Nathan Toland, Renee Grimes

Other Attendees: N/A

A Quorum was present

Meeting called to order by Jack at 7:03

Standing Reports:

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

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

- Quickbooks currently in use is an outdated 2016 version on HOA's computer.
- Motion carried unanimously to subscribe to an updated version for about \$30 per month.
- Board approved \$106.50 for legal fees.
- Insurance renewed—Steve to post to the BHOA Web site

Social Committee –

- Garage Sale was moved to July 14th, 15th and 16th, signs are out. 10 plus people are expected to participate. There is a service in Castle Rock that will pick up remaining things, for cost.
- BBQ event is in place and planned for Sunday, August 27th at 11 am.

Environmental Report – Jeremy delivered the Environmental Committee report

- Phil Curry Hardi siding approved. Roof material is a GAF lifetime product and is approved.
- Andre Roy – Malarkey Roofing products is approved.
- Kay Wilcox – GAF Grand Canyon roof is approved.
- Median was mowed via a written action without a meeting paperwork. Jack paid the \$300 fee for this Treyben Miller Land Scaping service. Once an invoice is received, Jack will turn it in for reimbursement.
- Root needs to follow up on responses to various variance requests
- Kurt is going to take another pass the Moran letter

Documents Review Report

- Review of the BHOA Bylaws and Covenants is a work in progress (WIP)
- The goal of this review is to better correlate the Bylaws with the Covenants
- This work is expected to remove ambiguity and redundancy, better afford readability, and add clarity to the Bylaws

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- Also, as part of this work the Documents Reviewer will identify and map current processes performed the by the BHOA Board so as to afford a seamless and transparent approach that the average Bannockburn Member can recognize and perform
- Processes currently identified are:
 - Accounting
 - Architectural Committee Approvals
 - Board of Directors (BoD) meetings
 - BoD Organizational Chart
 - Correlate legal opinions with various sections of the Covenants (proposed by the Treasurer on July 13th)

Old Business:

- Jack Shuler having issues with Mac compatibility

New Business:

- Domain host renewal—reference 07/05 email
 - Register.com is the domain host
 - Renewal or new host selection tabled until the August BHOA meeting
- Addressed 9062 Tanglewood letter
 - Prior Board approved an “out building”
 - Covenants do not allow multiple family dwellings or structures
- Clothes lines are allowed by law, but must be retractable and we request that they be installed to have limited visibility to other properties or the roadway
- Insurance renewed—Steve to post to the BHOA Web site

Meeting Adjourned at 9:10 PM