

# BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116

## June 2023 Board Meeting Minutes

**Date:** 14 JUN 2023

**Location:** Franktown Fire Station

**Board Attendees:** Kurt Leyendecker, Jeremy Root, Nathan Toland, Glen Mann

**Not Present:** Renee Grimes, Jack Shuler, John Edwards

**Other Attendees:** N/A

A Quorum was present

Meeting called to order by Jeremy at 7:00

### **Standing Reports:**

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

**Treasurers Report** – John delivered the Treasures report in advance via email. After review, motion unanimously carried to approve the treasurers report.

**Social Committee** – Tabled for next session.

- Briefly discussed was the Garage Sale was moved to July.

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

- There was a request to place cloths lines on property. After review of CCIOA section 106.7 and Colorado Legislation that passed in 2008, the HOA BOD finds that the law supersedes the covenants in that Clothes Lines are allowed. The board approved to send an email approving clothes lines to the requesting resident. Per CCIOA close lines should be retractable and per the covenants not visible from the street.
- 9955 Tanglewood Road, Root Residence:
  - o Upgrade to Hardie Cement Board Lap Siding
  - o Replace Roof due to Hail Damage
  - o Both requests fall within the covenants and are approved. Board approved sending communication to Root Residence.
- 2247 Meadowgreen Circle, Baldwin Residence: Roof replacement approved as new roof specifications were within covenants. Approved sending communications to Baldwin Residence.
- Action without a meeting: the board discussed an immediate need for the ability to approve new roofs due the recent hailstorms and damage being incurred by the residents, to include the impact of waiting for board meetings to approve replacement roofs. Two items were discussed:
  - o A blanket approval for all replacement roofs that are substantially similar to the current roof.
  - o CRS 7-128-202, a law in place for the board or it's designees to take action without a meeting of the board.

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- The blanket approval option was not met with favor as there is sufficient room for interpretation and the Board does not have any meaningful means to inspect completed roof projects for compliance.
- The Board's interpretations of the Colorado Revised Statute was the favorable option as it allows for the Environmental Committee to swiftly review a roofing project and approve with the board within a more reasonable timeline (for example, within a week instead of next month's meeting). The board voted to proceed with this option, and to leverage a standard template to provide the approval to the resident, including any email communication necessary to the board or the resident as needed. The Board will use the template provided by Aaron Goodlock at Orten and Company for decisions without a Board meeting.
- **Document Committee** – Document Committee report was a discussion led by Glenn Mann.
  - Glenn is in progress of working on Definitions of terms across our documents
  - Glenn discussed in open dialogue the order of importance for documents in general and what should be worked on next.
  - Regarding Process documentation, Glenn's first interest was the Treasurer's process

### Old Business:

- Microsoft Licensing is complete and should be removed from future agenda items unless something new is requested. Total bill has changed from \$140/month to \$56/month.
- Jack presented Lois Huston a gift card and a thank you from the board for filing our taxes. The gift was well received.
- The Bannockburn entrance needs hedge trimming and cleaning up. Nathan and Renee are to organize a volunteer work party to execute on this. Current estimated time is mid-late July, dependent on weather and scheduling. Separate bids may also be obtained.
- Draft Annual Meeting agenda: board members present were in agreement on the current agenda presented by Jack. The board to vote at next meeting with more members present. Re the letters etc. to be mailed.

### New Business:

- Communication to residents concerning fence repairs and dead tree removal. Email approved to send, Nathan to draft the email and send to the board for final adjustments before sending.
- There is a request for Slow Down signs to be placed on main roads in the neighborhood. Nathan volunteered Jack to seek guidance from the county.
- Brightside Request Completed, John Edwards sent email 5/27. Any further discussion tabled for next meeting.
- Mirabella and DeLillo Residence requested address change from PO Box to street address. If appropriate, the board approves Nathan to make this change and send out communication to the Resident.
- 9062 Tanglewood Road and IH Closing Services Response. IH Closing Services is a vendor processing the closing of this property sale. They provided a questionnaire requesting a response from the Board and

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all HOA governing documents (such as bylaws, covenants, etc.). The board collectively completed the questionnaire to send back to IH (Jeremy to type out and email the response).

- 9062 Tanglewood Road Outbuilding Discussion – 22 years ago, the HOA Board approved a project to build a detached outbuilding. This outbuilding project was then completed. The resident (now selling the property) was requesting confirmation from the Board that the written board decision (provided to the current board) still holds. The board discussed the outbuilding at length and concluded that the previous board decision, delivered to the resident in writing should remain in effect in perpetuity. The board further discussed if the outbuilding were to be used for a Vacation Rental or a second residence on the property, the new residence will need to seek County guidance. The Bannockburn Covenants preclude second residences on property per Article VI Restrictions indicating in section 2. that one detached single-family dwelling and two other outbuildings shall be permitted on each lot.

Meeting Adjourned at 8:22 PM