

BANNOCKBURN HOMEOWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116 – 0211

Annual Meeting Minutes

Date: 21 October 2023

Location: Franktown Fire Station

Board Attendees: Jack Shuler, Jeremy Root, Glenn Mann

Other Attendees: Roger Arndt, Malcolm Bedell, James Benjamin, Phillip Curry, Ben Grimes, James Rogers, Randall Rosetta, Deanna Rosetta, Tim Rozeboom, Steven Shkilevich, Carin Shuler, Heather Stanton, Terryl Tilman, Glen Wilcox, Kaye Wilcox.

A Board Quorum was present, a Resident Quorum was not present

Meeting called to order by Jack at 11:00 AM

Treasurers Report – Jack delivered the Treasures report and 2024 Budget.

- Discussion was had about running a deficit in the budget. Historically enough charitable donations from the residents have offset the deficit in the past, and that is expected to happen again this year.
- Question from the floor: What is the legal status of the HOA? Are we a 503 C Non-Profit?
 - o Jack to find and out send to Malcom Bedell, and he will see if we can get cheaper insurance as our insurance cost almost doubled.
- Suggestion from the floor: Can we ask Douglas County to maintain our medians that technically belong to them, so we don't have to include money in the budget for it?
 - o Board will ask Douglas County to mow next year, however it takes a long time for them to react to our requests.
- Question from the floor: Open space fire danger? Can the open space be maintained? Can we at least cut on either side of the walking path to reduce the snake bite danger for people that use the path?
- Question from the floor: Will we have some kind of electronic payment option in the future?
- Suggestion from the floor: Board can make a "Special Assesment". This will allow the board to overcome budget deficit without raising the HOA Dues.
- Suggestion from the floor: Move the savings account to an account that generates revenue by earning interest.
- As we can't conduct business, the budget cannot be changed, it can only be rejected by a vote of the attending residents. A vote was had, and the budget was not rejected.

Environmental Report – Jeremy delivered the Environmental Committee report

- The number of projects that happened over the last year was reviewed.
- The new process for approving projects in between board meetings was announced.
- Question from the floor: Can trees be cut down without asking permission?
 - o Board agrees that yes, trees can and should be cut down to mitigate fire danger and the spread of beetles

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- Question from the floor: Can board horses on your property as long as you are under the max limit of horses?
 - o To professionally board horses would be a commercial use of property, which is not allowed by the covenants.
- Question from the floor: What are the dump trucks doing in the neighborhood?
 - o Maintenance on Meadowgreen Circle
 - o Can we ask Douglas County to lay down dust suppressant on roads being worked on?
 - What is the chemical they use for dust suppressant?

Social Committee – Ben Grimes covered the upcoming events

- The next events
 - o 10/28 Halloween Hayride – 10/28 @ 2:30 PM. Meetup in the open space, additional details to follow from the Social Director.

Documents Review Report – Glenn Mann covered what he is doing with the document committee

Board of Directors nominations for the term 10/2023 - 10/2025

- Jack Shuler, John Edwards, Nathan Toland, and Kurt Leyendecker’s terms are finished. Jack, John, and Nathan are all willing to return for another term.
- Nominating committee provided additional nomination of Michelle ???
- No nominations from the floor, and a vote was not held as we didn’t have a quorum.
- Question from the floor: Would it be possible to have an online or call in option for people to attend board meetings?

12:20 PM Adjourn