

BANNOCKBURN HOMEOWNERS ASSOCIATION

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

May Meeting Minutes

Date: 14 MAY 2025

Location: Franktown Fire Station

Board Attendees: Jack Shuler, John Edwards, Michelle Rozeboom, Dave Delgado

Other Attendees:

A Board Quorum was present.

The meeting was called to order at 7:08 PM.

Secretary's Report

- Meeting Minutes from previous month's meeting – minutes approved as amended.
- Jack will scan the printed copy and send to Mr. Nickerson

Treasurer's Report – John delivered the Treasurer's Report

- Treasurer's Report Delivered and Approved
- Any expenses presented were approved within the Boards authority
 - o Vote to pay in the insurance premium (\$1,474.00) passed. The board did inquire to shop the insurance policy. The insurance broker consulted advised that we had the best
 - o Vote to pay Colorado and Federal income tax on our interest revenue passed. (\$118 Federal, \$17 State).
 - o Vote to pay Wells Fargo for a book of deposit slips (\$48) passed.
 - o Vote to approve the purchase of a new printer for the Treasurer, not to exceed \$1,000. Passed.
- Delinquent letters went out today
- Thank you note for Dues donation went out
- Bank CD Was verified and screen prints were sent to the Directors for visibility

Social Committee – Vickie Delivered an update via text

- S'More Party, Monday May 26th at 3:00 PM at Vickie's house

Environmental Report – Standing agenda item. No new matters were presented for discussion.

- 2257 Deerpath Rd. is sale closing status. We are expecting HOA closing fees from the sale (\$275)
- 1730 Ward Circle is sale closing status. We are also expecting HOA closing fees (\$275)
- Jack will be unavailable for a few weeks. Nathan volunteered to help with Environmental Requests.
- 10500 Holden Circle – Resident has installed a shed without HOA approval. The HOA wrote a letter on April 23rd informing the resident the building required approval. Jack conversed with

BANNOCKBURN HOMEOWNERS ASSOCIATION

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

May Meeting Minutes

the resident and received all the specs for the outbuilding. Because the specs of the building meet the covenant requirements, there was a motion to approve the building after the build. Approval vote carried unanimously.

- 10500 Holden Circle – Resident inquired of the potential to build a barn as he has two outbuildings (new shed and loafing shed). Board determined that the loafing shed is considered an outbuilding. Jack will draft a letter informing the resident that there will be complications (for example if the new barn is attached to the loafing shed and it becomes one building, it could be approved, but a third outbuilding may not get approved for variance).
- Jack corresponded with a person inquiring about an Accessory Dwelling Unit. Jack sent previous determination information and asking for further information with no response.
- 2265 Meadow Green Circle - Resident emailed in a complaint regarding neighbors lighting from a resident on Bibles Hill. On first review from the board, there is greater than 500 feet, up to 800 feet between buildings, including many trees. Jack reached out to both parties, first to the complainant to get more information and second to the resident on Bibles Hill. After several drive-by's at night, taking pictures from the roads, considering tree coverage, etc., the board has determined that we cannot support the grievance being a violation. Dave will provide verbiage to Jack and Jack will be drafting a letter to this effect.
- Jack has a stack of variance approvals that need to be filed with the county. There are about 20 variances to be recorded, at estimated \$25 per filing. As this is a legal requirement, we have to do these filings. For good measure the board approved by vote the expenditure.
- 10515 Holdent Circle – Resident requesting an addition to existing barn to extend the roofline about 4 feet out from the barn to cover the barn walkway. Materials, setbacks are all within covenants, no variance required. Board voted to approve the project unanimously.

Documents Review Report – John report on recent activities.

- Jack submitted comments on the covenants.
- Next vote on the covenants will be multi-layered. First the covenants will be voted on as Category 1 as an entire document. Category 2 questions will be posed that are focused on specific items.
- We discussed several options for how best to present the changes to the residents.
-

Old Business

- Corporate Transparency Act update – On hold due to Court's nationwide preliminary injunction.

New Business

- All new business was covered in normal course of each Director's reports.

Ball In Court Items

BANNOCKBURN HOMEOWNERS ASSOCIATION

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

May Meeting Minutes

- Discuss Collections Policy for review. Sent 22 AUG to Directors. Nathan just re-sent to Directors email.

9:10 Meeting adjourned