

BRANDON CREEK HOMEOWNERS ASSOCIATION

Minutes from the annual meeting held May 15, 2010

Members Present:

Susan Winter, Karen Ryerson, Theresa Brooks, Laruent Mondamert, Nick and Carol Kelly, Lori Hayes, Leni Buhler

Report of Officers:

Lori Hayes - Budget:

Last year (2009) we had a profit of \$300. We came in under budget from savings on water usage and grounds maintenance thanks to the good management of Nick Kelly.

Nick Kelly - Grounds:

- * According to the initial inspection of All Seasons Maintenance, we are beginning the season with no broken sprinkler heads.
- * Last summer we had an expenditure of \$2000 for pipe breaks.
- Nick went to the Boulder County Assessor's Office and got a map of the Boundaries for our association and for the Twin Lakes Condos which were created when Markel sold the Condos and undeveloped land to the DEC company. Susan Winter will put the map on our website. Nick can explain the boundaries to anyone who might be interested.
- The water and drainage problems behind the south row of houses on the cul-de-sac are a result of the drainage of rainwater run-off from the Twin Lakes Condos. In other words, water run-off from their roofs and concrete parking areas which feed into the drainage pipes which send the water into the cattail area.

Susan Winter - Website:

- Our website address is **www.brandoncreekHOA.org**. This website is of great benefit when selling your home because all information required by realtors will be right there....and it will also reflect the ambience of our community.
- Susan will be working on creating a password protected category for our directory. The directory is ready for printing, but with all of the upcoming changes expected in the neighborhood from the homes for sale, we are still holding off on having them printed up.
- The Board will decide what needs to be posted. Suggestions from members are encouraged.

Election of Officers:

Karen Ryerson made a motion that the current officers retain their positions. It was unanimously approved.

New Business:

- Volunteers for the **Architectural Committee** are : Susan Winter, Jan Baulsir, Karen Ryerson , and Ellen Mains. These dedicated neighbors will be doing a walk -about soon and taking notes on aesthetic and safety issues among the members' homes. Members are given 30 days notice to repair any negligent items in the house or yard or to submit a plan of action to have the problem rectified. Any yard maintenance negligence (weeds, mowing, lack of watering) can be taken care of by All Seasons Maintenance on a regular basis and then charged to the owner through dues. Any unpaid dues amounting to \$250 or more will trigger a lien put on the owner's home.
- This is a reminder that the Architectural Committee has a notebook with a color palette developed by the color coordinator at Guiry's. Please submit any color or structural changes to your home to the Committee. Color changes need not be restricted to those suggested in the notebook, but changes should be along the lines of those combinations chosen by Guiry's.
- Volunteers for the **Rules and Regulations** and **Bylaws** committees are: Carol Kelly, Susan Winter, Lori Hayes, and Laurent Mondament. These participants acknowledge the importance of having fair, feasible, and effective Rules which will help our community here become more and more desirable and thereby increase our equity in our homesand to create a mutually satisfying community environment.

Anyone wishing to participate in these committees is welcomed with open arms. All of us are volunteering for the benefit of our neighborhood - we are trying to represent everyone. All input is considered and appreciated.

Miscellaneous:

- I received word that a couple of cats have escaped by inches from being snatched by our neighboring owls. Keep tabs on your small dogs and cats.
- Boulder Open Space has purchased the nursery on the corner of HWY 287 and Isabel . They want the land for open space and are giving away all of the trees and bushes. They will dig up a largish tree for \$40 (or you can dig it up yourself) . A great opportunity for getting a beautiful addition to your property. Call Boulder Open Space.
- This **Saturday May, 22** will be a common ground work day - to plant more choke cherry bushes along the northern chain link fence (to replace the ones

that have not made it.) and to help carry limbs and branches cut by Dan's tree service to the pick up point on Twin Lakes Rd.(at the stream). Please help us with this beautification endeavor. It adds value to all of our properties. Bring a shovel - and perhaps a pair of gloves. If you have any weed-block fabric bring that too. It is a job that will be made easier by having more volunteers - and is an opportunity to get to know your neighbors. There will probably be some choke cherry plants left over if you would like to have one or two for your property. You can see how attractive they are from the ones that are flourishing along the fence. They have flowers in the spring and berries in the fall. Work will begin at **10:00 AM**. If you can't make it until later, that is fine. Please come and participate.