

BRANDON CREEK HOMEOWNERS ASSOCIATION

Minutes of Annual Spring Meeting

May 21, 2011

Members present: Leni Buhler, Nick Kelly, Laurent Mondamert, Suree Chounlamountry, Carol Kelly, Karen Ryerson, Susan Winter, Marlene Rich, Lara McDermott, Joyce Jenkins, Ellen Mains, Elaine and Jeff Welles, Pat Schuller, Alex.

Laurent Mondamert distributed copies of the BCHOA budget and expenses for the last 7 years. This information can be found on our website at BrandoncreekHOA.org. Members were informed that the \$500 entry for Pool expenses was spent on LED lights for the amenities area which benefits our association for safety issues. The issue of streamlining trash service for the whole association and folding it into our dues was not addressed.

Nick Kelly responded to prior comments on making our association “greener” by pointing out the large areas of common grounds which are not maintained by our grounds people. He pointed out that the cost of grounds maintenance will continue to rise as the growing season gets longer and the price of gas to run the equipment rises. Another expense has been for replacing sprinkler heads which is a longer range investment. Dan’s tree service is doing a great job in managing tree growth and health. If you wish to have any limbs trimmed on trees on your property, you need to call Nick (303-530-2330) so he can have Dan take care of it while he is here cutting trees on the common grounds. Nick has also hired an arborist to assess the health of our trees. The arborist identified multiple diseases and insect infestations which will kill our mature trees if not taken care of soon. The arborist has been asked to treat the trees to assure their continued beauty on our grounds.

Nick handed out a map of our HOA borders. This map can be viewed on our website. You can see that we own the cattails adjacent to the east lake and the open area west of the tennis courts. If you are interested in more details on our grounds, call Nick.

Laurent called to our attention the need for picking up the litter which continuously appears on the nature trail on the east side of the creek. This area is a hang-out for teenagers. If you hear noise there, please call the police to disburse the kids. When things dry out there is the potential for fires from smoking.

The Architectural Committee continues to be Susan Winter, Jan Baulsir, Ellen Mains and Karen Ryerson. They will once again do a “walkabout” of the neighborhood to identify home exteriors and yards which need more care. They will provide feedback to residents on their findings. Please consider this a dedicated gesture on the behalf of all of us who benefit from living in an attractive, well-maintained community which elevates the value

and marketability of our homes. The Architectural team wants to emphasize that any change in house color, exterior alteration, roof color needs to be submitted to the committee for approval. We assure you that most if not all requests have been honored – but for the sake of aesthetics, ACC approval is a community advantage.

The ACC and the Board will follow the directive of the Covenants that homeowners are given 30 days to respond to requests for maintenance of deteriorating exteriors and unsightly yards.

Susan Winter and Lara McDermott have volunteered to participate on the Social Committee to initiate some activities, i.e. barbeques, pot lucks, sharing gardening, open houses, garage sales., helping each other with snow shoveling, educational sharing, etc. Lara suggested that all members participate in sharing ideas for activities which can promote neighborhood camaraderie, cohesion, collaboration, celebration, communication and just plain fun. We can all initiate any ideas, concerns, news, celebrations through our HOA email list.

Leni Buhler will continue to do her best to honor and promote our community as President. Nick Kelly will continue his dedication to maintaining the beauty and health of our common grounds in a cost managing way as Vice President. Suree Chounlamountry has volunteered to give her expertise as CPA to the position of Treasurer. We are grateful for her willingness to work for our community.

There was no new business brought up. In an attempt to keep meetings to a minimum and short, we shall try to initiate and resolve most issues through email. At this time our sump pumps are a critical necessity. Boulder Water Well off Valmont (303-442-1911) can replace your sump pump with competent workmanship for about \$600. Tom Slewelling, a handyman , may be able to help for a more reasonable amount. Anyone who has a suggestion, please email. Mike Lange replaced Leni's deck. He is very reasonable and is an extremely capable and competent carpenter. His # is 303-579-9821.

There were no suggestions or requests for changes to the Rules and Regulations. These have recently been added to the website. Please familiarize yourself with them. If you have a rental property here in Brandon Creek you are responsible for giving a copy of the Rules and Regulations to the tenants.

Now that summer is drawing near hopefully everyone will make an effort to walk around and enjoy the grounds and say hi to your neighbors.