

BRANDON CREEK HOMEOWNERS ASSOCIATION

Minutes of annual meeting March 9, 2012

Members present: Leni Buhler, Nick Kelly, Suree Ponrattanasiri, Karen Ryerson, Tristan and Micah Paddock, Laurent Mondamert

Finances:

The financial statement is included in an attachment. Some CD's have been moved into a checking account for easier access. We ended the year in arrears for \$250. We are thinking that it may be necessary to raise the dues for 2013. It would not involve more than \$1 or \$2.

Grounds:

In addition to our regular common grounds' maintenance which is performed by **All Seasons Maintenance**, we have tree trimming done by the **Dan's Tree Service**. You are responsible for the removal of any branches of your tree which are close enough to touch the roof of your neighbor's home or which overhang the sidewalk adjacent to your property and impede pedestrians' ability to pass. We will let you know a couple of weeks before Dan comes in case you want any of your trees trimmed. He is extremely reasonable and capable.

Many of the trees on our grounds are aging and will eventually need to be removed. We will ask Dan what young trees we should plant to replace them which will act as a wind break and provide shade for the grass to minimize water usage for sprinkling.

All Seasons will have their expenses increased this year due to the rising cost of fuel. We now pay \$7500-8000/year for grounds maintenance and snow removal.

We need to do "backflow checks" to the sprinkler system by Boulder decree. We now pay an additional \$200+ in expenses for identified repairs. We had

additional expenses from the need for improved sprinkler heads and pipe replacements.

Last year Nick hired the services of **Taddiken Tree Service** to identify and treat any diseases which threaten our trees. This had not been done previously and will need continued care this year.

The concrete on the bicycle path on the north side need shaving to even out the path and prevent anyone from stumbling.

The total cost incurred last year for our grounds was \$13,000.

Reminder: This Saturday Western Disposal is giving away free compost at their site from 7 AM to 1 PM. Go load up!!

JOBS NEEDING ATTENTION AND DUES

In an attempt to keep dues down we discussed the idea of identifying small jobs that need to be done around the neighborhood and doing it ourselves to save money. Everyone present agreed that we can organize small work crews around each job and each crew can organize the day they want to do the job and how to do it. Anyone not wishing to participate will be charged a “special assessment” of \$25. It is really very rewarding to see an improvement that you made happen.

The jobs we are looking at right now are:

- Picking up all of the branches that have fallen on the grounds and in the stream. These will be placed in a pile and be picked up and disposed of by All Seasons.
- Putting the benches that fell over last fall back in the ground using cement.
- Weeding the 2 gardens at the entrance to our neighborhood which are beside Nick and Carol Kelly’s house and next to Eric Smith’s house. This would be an on-going job during the summer and would also require cutting back in the fall. It could be a rotating job among participants.

- Architectural Committee (we already have the members for this important job and this will count toward work credit)
- Helping Susan Winter with the website.
- Social Committee (we need volunteers who will welcome new members, plan open houses to see innovative renovations made to our homes, plan summer barbeques, be available if anyone is sick or help celebrate joyful events).

Please contact Leni (303-516-1506) or Nick (303-530-2330) by March 28th to volunteer for the job of your choice. If you see any other jobs that need attention, it can be added to the list and can even become your special project. We can then pick project leaders and get these jobs attended to. We are thinking that a 2-3 hour window for working would take care of our needs. The “special assessment” could be levied in the fall.

Architectural Committee

The current members who are doing such a supremely admirable job:

Susan Winter, Karen Ryerson, Jan Baulsir, Ellen Mains

Please contact one of these members if you plan to change the color of your home or make any other changes to the exterior of your home.

Water Pressure Regulators

Laurent was told that pressure regulators have a limited lifetime of only about 5 years . They are found where your water turn-off valve is located. In Leni’s house model it is found in the basement at the foot of the stairs. These turn-off locations need to be easily accessible (they can be boxed with an easily removable door) in the event your water needs to be turned off.

And I will include another reminder that your sump pump also has a limited lifetime....of about 15 years I think. It is extremely important that you have it replaced before it stops working.

Pool and Clubhouse

Summer is around the corner and we will be using the pool area. Please be mindful of the rules and leave it as (or better than) you found it. We don't pay for the usage of this wonderful amenity and need to show our gratitude with politeness and attention to upkeep. Always close the umbrellas when you leave. Respect the hours.

Election of Board Officers:

Leni Buhler President 303-516-1506

Nick Kelly Vice-President 303-530-2331

Lara McDermott Secretary/Treasurer

Lara McDermott has had past experience as secretary for a non-profit and has worked as an accountant for CU. We are really fortunate to have her on our Board. Apparently according to CO HOA regulations the President of the HOA cannot also be secretary. You will still get memos from time to time from Leni.

Leni will be gone April 2 to May 2. Please contact Nick or Lara during that time period with any questions.

Nicked moved that the meeting be adjourned. Karen Ryerson seconded the motion.