

BRANDON CREEK HOMEOWNERS ASSOCIATION

Minutes of Annual Meeting March 2, 2013

Members in attendance: Milan Sefcik, Theresa Brooks, Tristan Paddock, Linda Joyce, Laurent Mondamert, Rick Adams, Sarah, Karen Ryerson, Susan Winter, Ellen Mains, Jan Baulsir, Marlana Rich, Bob Marshall, Leni Buhler

Everyone in the Association should have received either the hard copy or emailed copy of the packet put together by Milan covering finances, choices for grounds' maintenance, water usage and information on new neighbors in the neighborhood. If you want an updated copy of the directory, please email Milan with your request.

Notices of dues owed have been sent out by our accountant. Please try to get them caught up to avoid the monthly late charge of \$10. The address of where to send the payments is on the dues coupons. If you need a copy of the coupons, send your request to Milan. Our accountant has set up online billing and payment with our bank, which is First Bank to facilitate the payment of dues.

WATER:

After much thought the Board feels it would be advantageous to have our lawn-maintenance service also manage our irrigation system so that leaks can be identified and fixed, heads that break off can be replaced, there would be closer monitoring of the system and payment for services would be streamlined.

Needs:

- New sprinkler heads so water is not wasted on sidewalks.
- Monitoring of volume of water used
- Time and duration of time that sprinklers are on
- Replace stolen back flow valves and protect with cages.
- Map the irrigation system for more efficient monitoring.
- Install water sensors so irrigation is stopped when it rains

GROUNDS:

Xeroscaping?

- What would be the costs of a changeover?
- Would we then pay landscape people to weed instead of mow?
- Preferable to have natural management of the ecosystem so chemicals are not needed. It is our responsibility to the community to eliminate the harmful chemicals.

The back flow valves prevent the irrigation run -off water with the fertilizer chemicals from flowing back into the water system.

Rick Adams recommends a proactive plan to xeroscape. He says we will eventually not be able to water. We are headed in the direction of Phoenix, AZ. He suggested we initiate a goal or vision for the next 10 years. Rick says there are ways we can get funding. We need to plan ahead before it becomes critical.

Linda Joyce recommends we start the transition in pieces on various smaller parcels of land and that we do it ourselves.

Laurent suggested we plant native vegetation.

Twin Lakes is also looking for a more ecologically aware lawn maintenance service. We are comparing bids and services in hopes of making it more time and cost efficient and healthful.

Needs:

In the spring we need volunteers to dig around the trees in the common grounds to remove the grass and put mulch around the base so that the grounds workers will not kill the trees with their weed whackers.

In April we will receive 30 hackberry trees (recommended by one of the companies we interviewed) to plant in the common grounds. Trees will provide the shade to cut down on the need for so much sprinkling.

INTERACTION WITH TWIN LAKES CONDOS:

Twin Lakes Condos HOA has a new Board that is open to communicating and perhaps collaborating with the BCHOA on various issues that would be advantageous to both HOA's. Twin Lakes pays about \$25,000 for the summer maintenance of the pool and hot tub. Should we look at some sort of financial help in the future in exchange for our ability to use their amenities? We are opening lines of communication. About half of the attendees at the annual meeting have used the facilities at least once in the past year. Laurent questions the efficiency and management of the facilities.

Members will hear any news of future communications.

COVENANTS, BYLAWS, RULES AND REGULATIONS, ETC.

Two years ago Susan Winter, Laurent Mondamert, Carol and Nick Kelly created our BCHOA Rules and Regulations. Susan, with Carol and Nick, expanded the Rules and Regulations using the Covenants and developed an Enforcement Policy using the Covenants and bylaws. You can see these documents on our website at BrandoncreekHOA.org.

Architectural Committee (AC) members are Susan Winter, Karen Ryerson, Jan Baulsir, and Ellen Mains. You need to get the approval of the AC for any changes to the exterior of your

home. Susan has a color book put together by Guirys to give recommendations of color combinations for painting your home. All paint colors need the approval of the AC.

There is a yearly walkabout taken by the AC followed by a report giving recommendations for any improvements that would benefit the overall street appearance of your home which would be in keeping with the rules of the AC.

Our HOA is in the City of Boulder and we need to have any work done on our homes in accordance to code. It is necessary to apply for a building permit. If you are thinking of replacing your furnace, after May you must get at least a 92% efficient system which requires additional venting.

ELECTIONS:

President:

Jan Baulsir made a motion to nominate Milan Sefcik for President of BCHOA. Ellen Mains seconded it. The vote was unanimous in favor of the nomination.

Vice -President:

Linda Joyce made a motion to nominate Tristan Paddock for Vice-President of BCHOA. Karen Ryerson seconded it. The vote was unanimous in favor of the nomination.

Secretary:

Theresa Brooks made a motion to nominate Leni Buhler for Secretary of BCHOA. Jan Baulsir seconded it. The vote was unanimous in favor of the nomination.

SOCIAL FUNCTIONS:

Some members expressed a desire to have HOA summer get-togethers. It would also be fun to have a Social Committee that would welcome new neighbors, help celebrate grand occasions like births, lottery wins, share vacation photos.....any excuse to celebrate life. Are there any members who would enjoy being on a Social Committee? Please let Milan, Tristan, or Leni know of your interest.