

BRANDON CREEK HOMEOWNERS ASSOCIATION

Minutes of the Annual Meeting

March 1, 2014

Members present: Christopher Miles, Debbie Lewis, Ellen Mains, Karen Ryerson, Susan Winter, Matt Samet, Kate Ellard, Linda Joyce, Laurent Mondamert, Bob Marshall, Rick Adams, Milan Sefcik, Leni Buhler. Also in attendance were Renise Krumpeck and Paul Sperry from the Twin Lakes Condos HOA Board.

Milan presented a slideshow sharing the following information:

Finances (please refer to the pages that Milan emailed prior to the meeting)

- Our assets suffered large losses in 2012 due to the concrete work done on the paths, irrigation system maintenance and tree care costs
- In 2013 we made a \$2,585 gain
- We have about \$36,000 in financial reserves
- Our yearly budget is about \$22,000
- The 2014 budget projection is \$23,150
- We anticipate large legal expenses necessary to put us in compliance with the requirements of DORA (Department of Regulatory Agencies)
- Our yearly grounds maintenance contract is \$7,500 – 8,000
- Most of our bills are now paid electronically. Milan has streamlined the old hand-signed system to cut down on time and costs.

Grounds

In response to member concern about the high cost of grounds maintenance, the use of chemicals, and high water consumption, the Board interviewed several lawn maintenance companies and chose a small company called Clean Air Lawn Care. The owner is a motivated young man named Jason Fowler.

- With the services of Clean Air, we now have significantly reduced the use of pesticides, and are using organic fertilizers and quiet mowers.

- While Milan was making the repairs to the backflow devices for the irrigation system, he discovered a large (2-inch) hole in the old water pipe that allowed water to leak into the ground. Repairing this leak together with other water control management resulted in the least water usage amount in the recorded (1997 to present) history of Brandon Creek.
- It was suggested that we get a free assessment of our irrigation system by the City of Boulder.

Community Projects:

Some members suggested that we have another spring community workday. Last year we had a spring planting day for new trees ordered from the Colorado Forestry Service... and also worked on making rings around existing trees and bushes to prevent damage to the plants from weed whacking. In the fall we had a cleanup day to cut back bushes and clean off various areas before winter.

Some suggestions for community projects this fall include:

- Clean up the nature trail near the tennis courts and block off spur trails along it, to keep people on one path
- Clean up the stream near Twin Lakes Rd.
- Tree pruning
- Continue work on the tree rings and maintain the current ones

The Amenities at Twin Lakes Condos

The Twin Lakes Condominiums residents pay high HOA fees to maintain their amenities (pool, hot tubs, clubhouse, etc.). Because of an agreement with the builder of the condos in 1992, our HOA has the use of the amenities at no charge. Leni has asked and is asking that our HOA contribute in some way to participate in the maintenance of these wonderful amenities, which are available to us and also serve to increase the value of our homes. Paul Sperry acknowledged Leni's intent and agreed that a token of our appreciation for the availability of the assets would be greatly appreciated by their Association. The issue was left hanging and no move was made to proceed with a contribution. However, a provision was made in our 2014 budget for a contribution to Twin Lakes HOA to help with the ongoing maintenance costs of the Recreational Facilities.

Dues

Ellen Mains brought up the discontinuation of the discount for early payment of dues. She said that added to the \$2.00 increase in monthly dues, this created a stress to members' finances. There was no move made to change the existing dues payment plan.

The principal motivation for the latest changes in our dues arrangement is to replenish our financial reserves.

Kate Ellard proposed that we set an official goal for our reserve fund.

Rules and Regulations Committee

Since the Board has decided to seek legal advice to create documents (Bylaws, Rules & Regulations) that can be used to promote our neighborhood, Susan Winter and Christopher Miles volunteered to be a part of the process with the Board.

Elections

Linda Joyce nominated Milan Sefcik to continue as President of the BCHOA.

Kate Ellard seconded the nomination. The vote was unanimously for(12 votes).

Milan nominated Matt Samet to become the Vice-President of the BCHOA.

Karen Ryerson seconded the nomination. The vote was unanimously for.

Kate Ellard nominated Leni Buhler to continue in the office of Secretary of the BCHOA. Milan Sefcik seconded the nomination. The vote was unanimously for.

Leni Buhler called to adjourn the meeting. Milan Sefcik seconded the motion.