

# ANNUAL BRANDON CREEK HOMEOWNERS MEETING

## March 5, 2016

### Members present:

Milan Sefcik, Martha McPherson, Emily Sefcik, Ellen Mains, Debbie Lewis, Linda Joyce, Karen Ryerson, Jennifer Phares, John Dennison, Laurent Mondamert, Alicia Segal, Leni Buhler, Matt Samet, Kristin Bjornsen, Susan Winters, Joyce Jenkins, Bob Marshall.

### TLAG Twin Lakes Action Group

Dave Rechberger of Red Fox Hills spoke for more than an hour about the efforts of the group that he heads up to defeat an Affordable Housing project planned for the 20 acres straddling Twin Lakes Rd. The City wants to annex this County property so that the density can be increased thus permitting the affordable housing complex.

Of concern also are the results of the hydrology study made which confirmed the high water table.

The infrastructure of the water pipes under Twin Lakes Rd. is old and fragile....and has broken 3 times this year. Prairie dogs do not live in these fields because the water table is too high.

This land is crucial for wildlife as a corridor between the Twin Lakes and Walden Pond.

TLAG needs donations to help pay the lawyers and hydrologists involved in the issue.

### BRANDON CREEK HOA:

leaks - partially opened drain valve

slash piles chipped

neighborhood clean-up

expenses - irrigation and legitimizing our Rules and Regulations

dues staying the same

DORA - do not make emails public

new member-Steven Hobbs

bicycle trail along Twin Lakes Rd.

### ELECTION

Deb Lewis nominated Milan for President. Linda Joyce seconded it.

Matt Samet nominated Leni Buhler for Secretary. Joyce Jenkins seconded it.

Milan nominated Joyce Jenkins for Vice President. Laurent seconded it.

All members present were in favor of the newly elected Board.

# ***Brandon Creek Home Owners Association – Annual Meeting 2016***

***Twin Lakes Clubhouse, Saturday – March 5, 10:00 am***

(presentation)

## **Activities, Notes, Information:**

- **Review of 2015 activities**
  - Our irrigation system needed repairs
    - Repair of damage at south and north back flow valve stations (May)
    - Our back flow valves were successfully certified - mandatory City requirement (Jul)
    - Clean Air Lawn Care, our landscaping contractor, performed some of the repairs
    - We experienced three major water leaks
      - Manually partially-opened drain valve in the south circuit (Aug)
      - One of the zones' control valve failure (Sep)
      - Manually re-opened shutoff valve in the cul-de-sac circuit (Dec)
  - The landscaping contractor, Clean Air Lawn Care, provided satisfactory service (in spite of some company/personal issues...)
    - We continue with our greener, organic fertilizer, more sustainable approach to our common grounds care
    - Piles of trimmings were removed and threatening dead branches trimmed
    - Please provide your feedback about your opinion on the service
  - Common grounds' cleanup parties were organized
    - Tree rings (installed in 2013) held up, but needed to be revitalized (Jun)
    - Landscaping rock on the east side of our walk/park was removed, new base fabric laid down and washed and new rock put back (May)
    - A fall cleanup of the grounds and tree trimming (Nov)
  - Our finance and finance control system works well with more homeowners setup for auto-pay
    - A poll was taken and most homeowners opted for electronic/email distribution of dues' coupons – we started that this year, but it caused a few problems
  - We did not revise our HOA's Bylaws and legal documents as we planned in 2015
    - Some of the motivating issues for the changes were resolved, making the changes not so urgent
    - But our legal documents are indeed old and need updating to comply with current standards of HOA management
    - Our DORA (Department of Regulatory Agencies) matters/registrations are up-to-date
    - Attended a DORA workshop in Denver regarding new requirements and regulations
  - New Homeowners moving in
    - 4805 – Rosalind Aubrey (April)
    - 4816 – John & Liz Dennison (May)
    - 4806 – Alan Tennery & Vicki Hand (December)
  - An updated Neighborhood Contacts Directory was distributed vial email in April – will send an new copy in April 2016 again
    - Latest updates are available on request (from Milan)
    - Please direct your changes in contact information to Milan

- **Finance**

- 2015 expenses review – *P&L and Balance Sheet attached below*
  - We managed to have a Net Income of \$7,967
    - Common grounds maintenance about the same (\$8,049)
    - Snow removal was slightly lower (\$1,325)
    - Utilities cost nearly doubled due to major water leaks (\$3,382)
    - We did not update our HOA's legal paperwork, and therefore didn't spend money allocated in our 2015 budget for the task
- Major expenses in 2015
  - Lawn/Grounds grounds maintenance
  - Utilities (water & electricity)
  - Snow removal
- Dues
  - 2016 dues will remain the same as in 2015
  - Dues are still very low compared to other HOAs in our area
  - What are we getting for our dues
    - Grounds maintenance management
      - Mowing, trimming, weed control
      - Snow removal
      - System maintenance
      - Tree care
    - Communication with outside world management (city, county, utilities, neighboring HOAs, DORA, etc.)
    - Accounting & legal matters management
- Water usage – *worksheets and charts attached below*
  - This is year we unfortunately increased our annual water usage significantly
  - As always, our water usage depends on the weather – last year we needed to irrigate more
  - Three major water leaks caused a lot of trouble
- Basic 2016 projections – *worksheet attached below*

- **Plans for 2016**

- Continue maintenance of our common grounds
- Replace broken back flow valve and main water valve in cul-de-sac
- Provide security for main water valves in all 3 circuits
- Review & repair of our irrigation system, possibly new irrigation controller units
- New trees' planting
- Neighborhood cleanup parties – to reduce cost of our maintenance
- Review, update, correct where necessary our HOA's legal matters
  - Bylaws, Rules & Regulations, etc.
  - Legal advice will be necessary
- Continue work on mapping, documenting, improving our irrigation system for better water management

- **Other activities**

- Budget watch – continued vigilance is necessary in view of our current financial situation and rising costs
- Maintaining & improving the value of our homes by keeping everything in good shape
  - A few homes in our neighborhood need painting and exterior maintenance, which may present some hardship to owners, but would keep our neighborhood in a better shape and the property values up for all