

BRANDON CREEK HOMEOWNERS ASSOCIATION

Minutes of Annual Meeting

March 11, 2017

Members Present:

Joyce Jenkins, Milan Sefcik, Leni Buhler, Ellen Mains, Linda Joyce, Jonathan Osgood, Rosalind Aubry, Rick Adams, Karen Ryerson, Lucy Walker, Brian Williams, Laurent Mondamert, Steven Hobbs

Update on TLAG:

Kristin Bjornsen reported on the current standing of the parcels of land under contention on Twin Lakes Rd. and of the history which led to the current discrepancy.

Trash:

Western Disposal does not provide bear proof containers for the residents of Gunbarrel. They suggest that on very windy days homeowners either rent a lid lock at \$3/month or lay the containers down on the street with the lids against the curb to prevent the trash from blowing all over the neighborhood. The drivers will then manually dump the cans into the trucks. Trash cans should be placed at the curb at least 3 feet apart so the the mechanical arms of the truck can grab the cans and dump them.

Grounds:

The irrigation system is the largest expense in our budget and it is aging. The back flow valve station near the stream on Twin Lakes Rd. is now broken (for the second time). A lot of water was lost with the leakage and caused the ground to settle. It needs to be replaced before the system is started up again for the summer. Our water bills increased significantly as a result of the leak.

Legalities:

Joyce reported that DORA (Department of Regulatory Agencies) does not control our Covenants. The City of Boulder has extensive Codes governing most situations. Our Rules and Regulations and Bylaws should be compatible with the City codes although if there is a discrepancy, our Rules take precedence over the City Codes. Joyce asked for volunteers to look at the City codes and formulate our Rules and Regulations to be in compliance with City codes. Those who volunteered are: Milan Sefcik, Lucy Walker, Laurent Mondamert, Steven Hobbs, Joyce Jenkins, and Susan Winter. At some point we still need to review and sign our Bylaws.

Re: renting our homes.

Our Covenants which are immutable unless there is a 75% vote in favor of a change state that homeowners cannot rent out a portion of their home (which would include having a roommate). Homeowners cannot rent their home for less than 30 days. Steven Hobbs asked for a special meeting to discuss the pros and cons of these issues. This would also fall under

the auspices of the group deliberating on the Rules and Regulations. There also needs to be attention given to parking regulations.

Common Grounds:

The group looked at the very odd configuration of how the common grounds were divided between Brandon Creek and the Twin Lakes Condos. Joyce stated that we would need a real estate attorney to look at the land ownership and determine what options we might have.

Beehives:

Everyone at the meeting was enthusiastically in favor of the idea of beehives on our common grounds. Some options were discussed including putting them within the tennis court fence for safety reasons.

Waspinator:

Google this word online to purchase a very effective wasp catcher.

Social Committee:

Gratefully we have some new members who are eager to offer more social activities for our neighborhood. Can't wait! The members of the Social Committee are: Brian Williams, Rosalind Aubry, and Jon Osgood.

Election of Board members:

Steve Hobbs nominated Milan Sefcik for another term as President. Laurent Mondamert seconded the motion.

Ellen Mains made a motion that Leni Buhler continue as Secretary. Linda Joyce seconded the motion.

Brian Williams nominated Joyce Jenkins for another term as Vice-President. Debbie Lewis seconded the motion.

Please refer to the notes sent by Milan prior to the meeting detailing the items on the agenda.