

BRANDON CREEK HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting
June 3, 2019

Members in attendance:

Susan Soklin, Martha McPherson, Milan Sefcik, Laurent Mondamert, Susan Winter, Melissa Newton, Peter Graves, Rick Adams, Steve Hobbs, Brian Williams, Ellen Mains, Leni Buhler, Karen Ryerson, Wayne Daniels. Quorum is 8 members. We had sufficient members present plus one Proxy ballot from Rosalind Aubry

Financials: Financial reports were sent out previously to all owners.

Our current assets are \$75,000.

Our annual expenses are \$25,000 - 30,000.

Our annual income is \$26,000/year.

Go on line to our website at www.brandoncreekhoa.org to see more exact tallies.

Grounds:

We discussed the Emerald Ash Borer concern. Jeff Tupala at 4868 is our resident tree expert. The longer we wait to take down the ash trees, the more expensive it may be because the trees will be larger and dead and create a greater hazard. Peter Graves, Brian Williams and Steve Hobbs have volunteered to begin taking down the trees on our common grounds. We have a lot of ash trees that were planted about 10 years ago and at the beginning of our neighborhood development. We received approximately \$2,000 from the City of Boulder to replace the 2 ash trees they took down to make way for the planned bicycle path extension. We can purchase those replacements in the fall when the prices have dropped.

Everyone is very pleased with our grounds maintenance person Meng Im whose company is Precision Lawn Services, LLC. We will discontinue using current Weed-and-Feed lawn chemicals and utilize nontoxic fertilizers in the future fertilizing cycles.

Parking:

Parking was discussed, including awareness of parking in front of mailboxes and on snow days when plowing will occur. Problem is that there is limited parking available on our street. We encourage everyone to be mindful of parking in front of mailboxes so as to allow the mail truck to access them. Alternatives of mailboxes' location were discussed, but found impractical.

Miscellaneous:

Brian Williams wants to organize a block party this summer in the cul-de-sac.

Susan Winter 720-663-7899 is the leader of NextDoor for our area. Email her with any questions you may have about the site.

Brenda Ritenour as a neighborhood liaison with the City is available at Aperitivo every 2nd Wed. of the month. Stop by to confer with her with any problems or questions vis a vis the City.

Mike Rogakis 720-564-2650 is in charge of the construction of the bicycle path extension. Call him with any questions or concerns you might have. The work continues to be postponed. Further information can be found on Boulder County website www.bouldercounty.org at <https://www.bouldercounty.org/transportation/plans-and-projects/trails/twin-lakes-trail-connections/>

A brief reminder of the methods of our HOA dues payment was discussed. The acceptable payment methods are: 1) send your check addressed to our PO Box – you keep track of timing, 2) BillPay. With BillPay, which is very easy to setup at your bank, your bank sends a check to our PO Box – the bank can handle timing automatically according to your instructions.

The Twin Lakes Condos have had very costly expenses in repairs of their hot tub and swimming pool which delayed its opening this summer. It all seems to be resolved at this time and the facility is open. If you want to use the pool for a small gathering or have any questions relating to the Twin Lakes HOA, call their management company: **Mollenkopf Property Management**. Ask for **Cindy at 720-925-0516**.

Twin Lakes Action Group (TLAG):

The need to prevent high density housing construction on Twin Lakes Open Space is an ongoing struggle. The costs for legal assistance are high. You can help contribute to the effort by going to the King Soopers website and requesting a donation be made to TLAG when you purchase groceries.

One of our residents, Kristin Bjornsen, who bravely spearheaded action to bring our County Commissioners to handle their dishonest backroom handling of the development with more transparency, submitted an update of the situation (sent to you in a follow-up email). Many thanks.

Elections:

After a discussion of candidates/positions, the following persons were elected to the HOA Board:

Position	Nominee	Nominated by	Seconded by
President	Susan Soklin	Brian Williams	Milan Sefcik
Vice-President	Milan Sefcik	Susan Soklin	Brian Williams
Secretary	Brian Williams	Steve Hobbs	Ellen Mains
Treasurer	Wayne Daniels	Susan Winter	Karen Ryerson

All nominations were approved unanimously.

Brian Williams made a motion to adjourn the meeting. It was seconded spontaneously, unanimously.

Thank you all for attending!!!