

BANNOCKBURN HOME OWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116 – 0211

July 2025 Meeting Minutes

Date: 9 JUL 2025

Location: Franktown Fire Station

Board Attendees: John Edwards, Jack Shuler, Steve Shkilevich, Dave Delgado, Vickie Heydman

Other Attendees:

A Board Quorum was present.

The meeting was called to order at 7:10 PM.

Secretary's Report – Dave and Jack presented the June meeting minutes for discussion and approval.

- Meeting Minutes from previous month's meeting – minutes approved as amended.

Treasurer's Report – John delivered the Treasurer's Report

- Treasurer's Report Delivered and Approved
- Any expenses presented were approved within the Boards authority
 - o Treasurer's Printer has not yet been purchased – not to exceed approval stands at \$1,000
- Jack stated that the HOA's dues collections policy must be updated to meet new guidelines from the State of Colorado that become effective October 1, 2025. Jack will work with Orten for legal services to update our policy at a cost of approximately \$200.

Social Committee – Vickie delivered the Social Committee Report

- Planning for the annual picnic is underway and planned for Saturday, August 9th at 11am in the Open Space area off Tanglewood. Vickie is soliciting volunteers to cook, plan games, etc. And is considering a live band if one is available and affordable.

Environmental Report – Jack delivered the Environmental Report

- Dave sent a letter to Douglas County on behalf of the board expressing our concerns about the Sundown Metropolitan District application.
- Possible outbuilding project discussed with resident Richard Kane. Richard advised that they no longer have any plans to proceed with a new outbuilding at this time.
- The new Orten (legal services) contract and rates will be posted on the Bannockburn HOA website under **Community News**. Jack will coordinate with Steve to get this done.
- Resident Judy Linnett sent pictures to Jack to show the light from a neighbor's property that she believes is in violation of Bannockburn Covenants. The board reviewed the pictures along with the Covenants and deemed the light, although bright, did not cast light onto Judy's property and

BANNOCKBURN HOME OWNERS ASSOCIATION

P.O. BOX 211 FRANKTOWN, CO 80116 – 0211

July 2025 Meeting Minutes

does not meet the definition of “glare” as stated in the Covenants. Jack will respond to Judy via email and suggest that she contact Douglas County if she has any further concerns.

- Discussed potential Eminent Domain concerns that an adjacent Metro District could have on Bannockburn. Dave will contact Diana Love for more information and advise the board of findings in August.
- Approved payment of \$1,095 for The Tree Guy and related work he did for the HOA to remove and prune trees and shrubs near the main entrance to Bannockburn.
- Jack will investigate the cost of boulders or stacked stones to enhance the appearance of the front entrance to the community and report back in August.
- Board to consider asking for volunteers or hiring a service to weed the front entrance planter.
- The Baldwin family submitted information to request approval to paint their home and rebuild an existing deck with a composite material (i.e. Trex) in October 2025. The board approved their request.

Documents Review Report – Continue work-in-progress; no news for this session.

Old Business

- No old business

New Business

- Four (4) board positions will expire at the end of October 2025. Bannockburn residents are encouraged to consider joining the board and become community representatives. Please email Directors@Bannockburnhoa.org if interested in serving on the HOA Board.

Ball In Court Items

- No items

8:23 Meeting adjourned