

Bannockburn Homeowners Association
Board Meeting Minutes
Franktown Fire Station
September 10, 2025
7:00 pm

- The meeting was called to order at 7:03pm with a board quorum present. Board attendees: Dave Delgado, Jack Shuler, John Edwards, Steve Shkilevich. Vickie Heydman joined the meeting at approximately 7:15pm.
- Other attendees: John Rogers, Bannockburn resident.
- Reports were given by HOA Board members:
 - Secretary's Report
 - August minutes were reviewed and approved as amended.
 - No items were in Ball in Court.
 - Treasurer's Report (Edwards)
 - Monthly Financial Statements were reviewed and approved.
 - Social Committee (Heydman)
 - Standing Agenda Item – 2025 Events
 - Next event is the Hayride in October. Vickie to coordinate and notify residents.
 - Environmental Committee Report (Jack Shuler)
 - Variances requested by residents Rodgers and Lilestedt were approved by residents and the Board
 - Residents recently complained about numerous cars regularly parked at the Brunette residence. The Board approved a letter written by Jack to be sent to Mr. Brunette advising him of Douglas County regulations and requesting an update on his plans to properly house the car under his ownership and address those not under his ownership.
 - Document Committee Report (John Edwards)
 - The Document Committee - work in progress. Comments submitted by several Board members for consideration by the Committee. Next step is to review and incorporate comments and then have a draft for Board's review and discussion by time of the Jan Board Meeting
- Old Business
 - Corporate Transparency Act update – On hold due to Court's nationwide preliminary injunction.
- New Business

The Board approved the release of emails by any Board member with the approval of the HOA Board (at least 3 Board members) to residents that are related to HOA sponsored events and notices.
- Discussion around requirement, if any, to reveal votes received for variances. Orten advised we should disclose if asked by resident. Jack to ask additional questions to confirm this advice meets privacy laws in the County, State and CCIOA. Board to review form to confirm

information is required to secure a vote and determine what is required to be disclosed or made public.

- Metro District Update
 - o The hearing scheduled for September 9, 2025, was continued to September 23, 2025, due to changes submitted by the Developer. No HOA Board Members or residents spoke due to the continuance.
- Jack reported his findings on storage options for HOA owned supplies since the quantity of items is becoming larger than what HOA Board members can store voluntarily on their private property. After discussion and review of pricing and location options, the Board decided to hold off on any decision at this time.
- Review and approve all necessary documents
- Preparation for 2025 Annual Board Meeting
 - o Nomination Committee confirmed:
 - Jack Shuler, John Edwards, Dave Delgado, Vickie Heydman and Steve S.
 - By October 4, nominations should be submitted to the Board
 - Dave to finalize a letter to residents notifying them of the annual meeting logistics and proposed 2026 budget. Email with letter and budget should be sent to residents on or before the week of 10/6/25. Steve will collate and stuff envelopes for mailing by 10/3/25.
 - The Board reviewed and approved the proposed 2026 Budget on 9/10/25.
- Adjournment

Ball in Court Items:

- Monitor Sun Down Oaks Metro District matter to be heard by Douglas County Board of County Commissioners on September 23, 2025.
- Monitor progress of Nomination Committee status of potential residents interested in a board position
- Request for Variance Approval fee needs to be addressed to make sure the fee amount is enough to cover costs to process the variance request notification costs.
- Transfer fee – should it be increased? Board to discuss and consider options.