

**Bannockburn Homeowners Association
2025 Annual Meeting Minutes
October 18, 2025**

Meeting called to order at 11:08

A quorum of board members were present.

Present were David Delgado, Jack Shuler, John Edwards and Steven Shkilevich

In attendance were four (4) members of the Bannockburn community.

As such, only an informational meeting could be conducted.

Welcome was given by President David Delgado. Introductions were conducted.

Nominations for board membership were requested and none were presented.

A volunteer had contacted the board prior to the meeting. Brief background was explained, Board to follow up in November meeting.

David proposed that we have a volunteer list of individuals to assist the Board as we are having difficulties getting people to be on the board.

Treasurer's report:

It was noted that the variance request charges failed to cover the actual cost of the mailings for requests. This issue will be addressed by the board in an upcoming meeting.

Discussion of the Budget (current and 2026 proposed) were held. Note that the proposed budget is on the website. As the budget projects a shortfall, voluntary contributions will again be important to prevent a special assessment. The 2026 budget was approved by the attending members.

Discussion of storage of required records was held and the Board will continue its efforts for electronic storage of required records

Environmental report:

Success was had in getting the county to use dust suppression materials to North Holden Circle.

Signage at open space was replaced and moved a bit back from the mowed area.

Douglas County open space understands and agrees to Bannockburn event usage from time to time.

Damaged or diseased tree cutting was done by the HOA contractor in the center median. It was noted that Douglas County can do the work but getting on their schedule is very difficult.

Front entrance clean up was done with a volunteer work party. The last piece of the clean up will be adding boulders to the front to hide dead roots provided costs are within the HOA approved boundaries.

Volunteers will be sought to mow/trim the center median at Rt. 86.

Homeowner improvements for paint/siding/roofing were noted.

An exterior lighting complaint was discussed.

ADU (additional dwelling units) were discussed and it was noted that they are not permitted or applicable to Bannockburn or covered by the current legislation.

It was noted that Douglas County had emergency preparedness meetings in the past year. As additional sessions are scheduled, the information will be posted on the website.

Sundown Oaks metro district was approved by the county commissioners. We were able to secure concessions from the developer concerning eminent domain issues.

Auto storage (multiple autos stored on property) are not addressed on the governing documents. Douglas County does have rather strict rules on this. The unit owner will be referred to the County zoning and compliance officer after failing to respond to letters from the Board.

Additional county signage (speed) for the county roads will be discussed in the future.

Documents Committee:

Changes for the covenants are being reviewed and discussed. A final draft should be presented to the Board in the next few meetings for final Board approval prior to general membership review and vote to approve.

NOMINATIONS FOR BOARD POSITIONS

As no additional nominations from the floor were made, no additional business could be discussed due to the attendance. The meeting was adjourned at 12:03 PM.