

**Bannockburn Homeowners Association**  
**Board Meeting Minutes**  
**Franktown Fire Station**  
**October 8, 2025**  
**7:00 pm**

- The meeting was called to order at 7:05pm with a board quorum present. Board attendees: Dave Delgado, Jack Shuler, John Edwards, Steve Shkilevich, Vickie Heydman and Michelle Rozeboom.
- Other attendees: Hank and Judy Ingemi, Bannockburn residents.
- Reports were given by HOA Board members:
  - **Secretary's Report (Delgado filling in for Tolland)**
    - September minutes were reviewed and approved as amended.
  - **Treasurer's Report (Edwards)**
    - Monthly Financial Statements were reviewed and approved.
    - Discussed and approved an invoice from Orten for legal services of \$247.
  - **Social Committee (Heydman)**
    - Standing Agenda Item – 2025 Events
      - Next events are the Hayride in October and Chili Cookoff in November. Vickie to coordinate and notify residents.
    - Events for 2026 scheduled for:
      - Easter – March 18
      - S'mores Get-Together – June 6
      - Community Yard Sale - July 10/11
      - Annual Picnic – August 29
      - Hayride – October 24
      - Chili Cookoff – November 14
  - **Environmental Committee Report (Jack Shuler)**
    - Remodeling projects for Hank and Judy Ingemi at 1950 Wildflower Lane were reviewed and approved.
    - Residents recently complained about numerous cars regularly parked at the Brunat residence at 1486 Deerpath Trail. Jack sent a letter to the Brunat's requesting an update on how they plan to address community complaints and Douglas County zoning violation with no response. Jack will refer the matter to Douglas County for further review and action.
    - Jack advised that the property at 2630 Frontier closed escrow and described his experience with Rexera, a firm that provides HOA processing for real estate transactions.
  - **Document Committee Report (John Edwards)**
    - The Document Committee - work is in progress. Comments were 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 at the January Board Meeting.

- A new suggestion was discussed to add language regarding Limited Expense determination and to seek guidance from Aaron Goodlock (attorney). Board will review this topic again during the November Board Meeting.
- **Old Business**
  - Corporate Transparency Act update – On hold due to Court’s nationwide preliminary injunction.
- **New Business**
  - Discussed preparation for the Annual Board Meeting to be held on October 18, 2025.
  - 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.
  - Jack reported on HB24-1091, a change in law impacting HOAs regarding fire hardened materials that now must be allowed. Jack will check to see if metal materials are considered fire hardened.
  - Jack suggested we send out Board Meeting notices to all homeowners in the HOA with time, location and agenda of each meeting in advance of the meetings. Board will discuss when new Board Members join the Board to determine who should be responsible for this monthly action.
- **Preparation for 2025 Annual Board Meeting**
  - The Nomination Committee reported that no one had been identified for consideration of a Board position by the deadline of October 4, 2025. However, Vickie Heydman reported that interest was later expressed to her by homeowner Jason Hopfer. Jack reached out to Jason requesting his resume and invited him to attend the Annual and November HOA meetings.
  - Board members discussed final preparation requirements for the Annual Board Meeting and confirmed readiness.
- **Ball in Court items discussed:**
  - Metro District Update
    - The hearing occurred on September 23, 2025, with Bannockburn HOA representatives in attendance. Jack spoke on behalf of our HOA opposing the Metro District. The Douglas County Board of Commissioners voted to approve the Metro District 2-1, with Abe Laydon voting “no”.
  - A discussion regarding the Request for Variance Approval fee to make sure the fee amount is enough to cover costs to process a variance request was deferred to the November HOA meeting.
  - A discussion regarding the potential increase of the property transfer fee when a home in the HOA is sold was deferred to the November HOA meeting
- **The meeting was adjourned by the HOA President.**