

Bannockburn Homeowners Association
Board Meeting Minutes
Franktown Fire Station
November 12, 2025
7:00 pm

- The meeting was called to order at 7:03pm with a board quorum present. Board attendees: Dave Delgado, Jack Shuler, Steve Shkilevich (by phone), Vickie Heydman and Michelle Rozeboom.
- Other attendees: Jason Hopfer, Bannockburn resident, to discuss his interest in being a Board member.
- Reports were given by HOA Board members:
 - **Secretary's Report (Delgado- Interim)**
 - October minutes were reviewed and approved as amended.
 - The Annual Board Meeting minutes were reviewed and approved as amended.
 - **Treasurer's Report (Edwards)**
 - Monthly Financial Statements were reviewed and approved.
 - Jack presented a new legal bill from Orten. Board approved payment for up to \$623.
 - **Social Committee (Heydman)**
 - Hayride and Chili Cookoff events were a success with good attendance to both. Many thanks to Vickie for coordinating the events and the Rozeboom family for hosting the Cookoff.
 - Confirmed events for 2026 scheduled as follows:
 - 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)**
 - 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 referred the matter to Douglas County for further review and action. Jack will also reach out to the homeowners that voiced concern about the matter to give them an update.
 - **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). Orten stated that Bannockburn does not qualify as a Limited Expense HOA. John Edwards or Kay Wilcox will ask Orten for additional clarification based on questions they have and report back to the Board at the December meeting.
 - Review policy #1 regarding Colorado state law items that conflict with HOA Covenants. Current example is regarding the state's recent mandate that HOA's may not decline requests for fire hardened materials even if the materials are not approved in HOA Covenants.
 - **Old Business**
 - Corporate Transparency Act update – On hold due to Court's nationwide preliminary injunction.
 - **New Business**
 - Board voted to approve the addition of Jason Hopfer to the Board. He will consider taking on the position of Vice President and advise of his decision at the December Board meeting.
 - Board positions will be discussed and determined at the December Board meeting.
 - Discussed outcome of the Annual Board Meeting held on October 18, 2025. Four homeowners attended the meeting.
 - Jack will reach out to Steve Nickerson to ask him to document his process to post

- documents to the Bannockburn HOA website including login information, host, etc.
- o Discussion around requirement, if any, to reveal votes received for variances. Orten advised we should disclose if asked by resident. Jack spoke to Orten for additional guidance. If a request is made for variance voting data, Board may redact or remove homeowner private data (email address, name, address, etc.) before presenting the information.
- o Jack reported on HB24-1091, a change in law impacting HOAs regarding fire hardened materials that now must be allowed. Jack will check with Orten to see if we can create a policy to avoid breaking any Colorado law which conflicts without Covenants.
- o Board decided to assign Secretary to post Board Meeting agendas 72 hours in advance of the meetings on the HOA website and via email addresses that were provided by homeowners. Information will include time, location and agenda of each meeting.
- o Discussed new Orten Cavanagh Holmes & Hunt, LLC terms of Engagement. Dave will send softcopy to Board members via email for their review and comment for discussion and vote at the December Board meeting.

Ball in Court items discussed:

- o Need Office 360 access for Jason as a new Board member. Jack to ask John Edwards or Nathan Tolland to assist with this.
 - o 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 December HOA meeting.
 - o A discussion regarding the potential increase of the property transfer fee when a home in the HOA is sold was deferred to the December HOA meeting
- o **The meeting was adjourned by the HOA President at 8:40pm.**