

Bannockburn Homeowners Association

Board Meeting Minutes

Franktown Fire Station

March 11, 2026

7:00 PM

- The March meeting was called to order at 7:03 with a board quorum present. Board attendees: Jack Shuler, Dave Delgado, Cynthia Goetz, Jason Hopfer, Steve Shkilevich, Vickie Heydman & Michelle Roseboom.
- Reports were given by HOA Board Members:
  - Secretary's Report (Goetz)
    - February minutes were reviewed. Motion was made to approve the minutes. Motion has passed. February minutes will be posted on the Bannockburn Website.
    - Aaron Goodlock, attorney, provision from CCIOA regarding fire-hardened materials will be posted on the Bannockburn Website.
  - Treasurer's Report (Delgado)
    - The HOA Profit & Loss Comparison was shared with Board members.
    - The Bannockburn HOA Open Invoices Report was shared with Board Members.
      - Dues Reminder Letters will be sent out March 20 to residents who have not paid dues.
      - Dues not paid by March 31, 2026, will be delinquent and an additional late fee of \$25 will be assessed.
      - Jack will follow up on the sale of an empty lot to Bannockburn LLC (Gomez) to assess the \$350 transfer fee.
      - Dues paid to date: \$4550.
      - Donations to date: \$1940
      - The following Invoices were submitted including Bookkeeping, Social Committee, Mailing Supplies & Orten
      - The Bannockburn \$15000 CD will be renewed April 28<sup>th</sup> at 3.75 interest rate.



- Dave reported on the Town Hall Meeting he attended, hosted by Commissioner Kevin Van Winkle. Dave's opinion was that nothing of great value came out of the meeting.
- The Board will follow the new CCIOA collection policy to collect dues that have not been paid by March 31, 2026.
- A discussion was held regarding how AI might help the Document Committee clarify for residents the changes recommended to the HOA documents. Jason uses AI and explains some of the benefits of different AI platforms. He agreed to work with the Document committee on the beneficial uses before the changes are presented for review.

BALL IN COURT ITEMS:

- Brunat lot
- Limited expense HOA-Edwards/Wilcox

Motion to adjourn the meeting at 8:55 was made and seconded. Motion has passed.