

Bannockburn Homeowners Association

Board Meeting Minutes

Franktown Fire Station

April 8, 2026

7:00 PM

- The April meeting was called to order at 7:05 with a board quorum present. Board attendees: Jack Shuler, Dave Delgado, Cynthia Goetz, Steve Shkilevich & Michelle Roseboom. Guest, John Edwards, called in to share information regarding his assistance with the training of the bookkeeper, and share a \$25 discrepancy in the books. The treasurer reported that a \$25 tip (donation) was received, and the documentation of the tip (donation) was most likely the discrepancy.
- Reports were given by HOA Board Members:
 - Secretary's Report (Goetz)
 - March minutes were reviewed, and recommended changes were made. Motion was made and seconded to approve the minutes. Motion has passed. March minutes will be posted on the Bannockburn Website.
 - Treasurer's Report (Delgado)
 - Dave Delgado, Jack Shuler & John Edwards will meet at Wells Fargo Bank to reinvest the \$15000 CD at 3.75% interest for a period of 4 months with auto renewal.
 - The Board reviewed the financial reports from March. The spending account has \$14285.05 in it, earning .75% interest. After discussion, it was moved and seconded to add up to \$7500 to the \$15000 CD for a better interest rate. Motion has passed.
 - Naming Conventions of website files was discussed, and consistency in the naming of files was recommended by Edwards.
 - Edwards also recommended to document who has subscriptions to Microsoft365.
 - The Board reviewed the list of residents who have not paid their dues. They will receive notices with the late fee attached this week.
 - DORA requires the HOA Board to report any residents that are at least 6 months behind in dues payments. Jack will notify DORA. Bannockburn has only 3 residents 6 or more months behind in dues

payments. A payment plan for residents with unpaid dues was discussed, and will be offered in a late dues letter pursuant to new Colorado regulations.

- Invoices were reviewed: Orten for \$66 and Bookkeeper for \$289.60. Motion was made and seconded to pay invoices. Motion has passed.
- Bookkeeper's non-disclosure form was signed and posted in HOA files under Bookkeeper Professional Services.

- Social Committee Report (Heydman)

- Easter Egg Hunt was held March 28, 2026. An estimated 50 egg hunters took part. The group was divided into 2 groups, 5 years old and younger, and 6 years and up.
- A correction to the Spring Newsletter regarding emergency alerts was recommended by a resident. The website to sign up for and manage one's subscription with DougCo Alert is: <https://dougcoalert.com/>

- Environmental Committee Report (Hopfer)

- Dave & Wendy Delgado requested a variance plan to add a 10'X20' greenhouse to their property. The variance is needed because it will be a third outbuilding on their lot. Motion was made, seconded and passed to approve the request and will send out required information to HOA residents for their review and approval/denial.
- Richard Frechin Action Properties, a lot owner, requested information on underlying water rights in Bannockburn. He was referred to Neil Lafon to get his question answered.

- Old Business

- New Business

- 2026 need for a Reserve Study was discussed. The Board does not feel we need a Reserve Study. Motion was made and seconded to decline the need for a Reserve Study. Motion has passed.
- Auto Owner Customer Insurance proxy signing was discussed. Jack will go to the AOCI Website and sign the proxy.
- Bannockburn Hwy. 86 Entrance discussed. American Design Landscape is requesting a permit from CDOT before improvements are made to the entrance.

- Estimates for mowing, tree trimming, and maintenance/general cleaning of the community median were introduced by Jack. A bid presented by Barnes Performance Landscape Maintenance for a rate of \$800 per service was discussed. It was determined that possibly 2 services per summer would be needed. Motion was made and seconded to hire Barnes Performance Landscape Maintenance. Motion has passed. Jack is going to communicate with BPLM regarding the mowing, trimming, and maintenance needed.
- Douglas County is no longer notifying HOA 's when a permit is requested. It will be up to the HOA to search the Douglas County website when residents file for permits. No action was taken by the Board.

BALL IN COURT ITEMS:

- Brunat lot
- Limited expense HOA- Edwards/Wilcox

The motion to adjourn the meeting was made and seconded. The meeting was adjourned at 8:45.