

Bannockburn Homeowners Association

Board Meeting Minutes

Franktown Fire Station

May 13, 2026

7:00 PM

- The May 13, 2026, HOA meeting was called to order at 7:01 with a board quorum present. Board attendees: Jack Shuler via phone, Dave Delgado, Cynthia Goetz, Steve Shkilevich, Michelle Roseboom, and Vickie Heydman. The agenda was reviewed and several additions were added: Auto owner insurance, Trash dumping on Hiate lot, Val Endyk's email regarding Cherry Creek Basin storm runoff concerns, and HOA Members' Summer Vacation Plans.
- Reports were given by HOA Board Members:
 - Secretary's Report (Goetz)
 - April minutes were reviewed, and recommended changes were made. Motion was made and seconded to approve the minutes. Motion has passed. April minutes will be posted on the Bannockburn Website.
 - Treasure's Report (Delgado)
 - Residents' open invoices were shared. 8 residents have unpaid dues &/or late payments totaling \$400 for 2025 &/or 2026. Reminder invoices will be mailed again. If not received by the June Board meeting, the Board will refer to the CCIOA Collection Policy for collection purposes. One resident may have double paid, so Dave will check the records for resolution.
 - Dave reviewed the Bannockburn Balance Sheet, Bannockburn Profit/Loss Comparison, Bannockburn Profit/Loss Details & the Profit/Loss YTD reports. Motion was made and seconded to approve the reports. Motion has passed. The reports will be posted to the Bannockburn Website.
 - Jack, Dave & John Edwards met with Wells Fargo to reinvest the CD and increase the amount from \$15000 to \$18000. Jack Shuler and Dave Delgado names were added to the account, and John Edwards' name was removed. Checking balance total is \$11402.96.
 - Open invoices were presented including Auto Owner Insurance \$1935, Orten Invoice \$45, Bookkeeping Invoice \$140. Motion was made and seconded to pay invoices. Motion has passed. Dave will pay the invoices.
 - Lee White sent a donation of \$100 toward the trimming and mowing of the HWY 86 Entrance. A thank you note will be mailed to Lee.
 - Lois Huston filed the 2025 Income Taxes for the HOA. State and Federal taxes of \$205 were owed and paid. Lois donated her time and expertise. A thank you note will be mailed to Lois.

- Microsoft licenses were reviewed. The Board has 2 Premium Licenses assigned to Dave Delgado and Jack Shuler, and 7 Basic Licenses for the remaining board member and Steve Nickerson. Dave has a Premium and Basic, so he will reduce 1 basic license.
- Social Committee Report (Heydman)
 - The S'mores Event will be hosted on June 13, starting at 3:00 at the home of William and Vickie Heydman. The address is 10950 Holden Circle. Residents are asked to bring your own chairs and drinks. Email reminders will be sent, and the sandwich boards will be put up near the entrances. Vickie will notify the fire station of the pit fire required for roasting marshmallows for awareness.
 - Yard Sale is scheduled for July 10-11, 2026
 - Annual picnic location was discussed. Cynthia will check with a resident regarding hosting the picnic.
- Environmental Committee Report:
 - Barnes Performance Landscape Maintenance trimmed and mowed the HWY 86 Entrance to Bannockburn. For an additional \$350, they will remove dead tree branches etc. Jack will contact Barnes to discuss additional services they might include in the \$350 for the next Board meeting.
 - The Board discussed other trashy areas in the community, including Century Link's empty boxes left unused. Dave will request that Century Link clean up their unused property.
 - Delgado's greenhouse variance was approved. Nine residents responded with 8 positive and 1 negative vote. Dave will explore digitizing the results for placement on the website.
 - Kasja & Ramie Larson 8'X10' greenhouse variance request was reviewed. Motion was made and second to approve subject to variance payment and a copy of the plan. Jason will contact the Larson's, write & prepare the variance to be mailed to residents.
 - Scott Krebs' garage variance request will be presented at the June meeting.
 - Keith Nielsen, 1630 Deerpath Rd. wants to reroof with a metal material. Jason will contact Keith for specific information.
- Old Business
 - CDOT declined to assist with improving the HWY 86 Entrance from the Bannockburn sign to the highway. The property is owned by CDOT. Jack will continue to pursue another bid from a smaller company.
- New Business

- The Hiatt Family at 1125 Deerpath Rd., contacted the Board with concerns of someone dumping trash on their property. They provided email picture documentation of some of the trash. Jack will contact them and offer volunteer board members to help remove the trash.
- HOA Status Letters were completed for 1730 Ward Circle, & 9212 Tanglewood Rd.
- DORA Registration Renewal License was accepted. Licence # HOA.00028811
- Douglas County proposed revisions to Section of Zoning Resolution workshop is May 28th at 5:00. If a Board member is available-please attend.
- Board members' vacation plans were discussed. Jack will be gone for the July meeting but will be available via phone. Dave will miss the June meeting, but the May financial reports will be on share point for review by the Board.

BALL IN COURT ITEMS

- Brunat lot
- Limited expense HOA – Edwards/Wilcox

Motion to adjourn the meeting was made and seconded. The meeting was adjourned at 8:50 PM.