Bannockburn Homeowners Association

Board Meeting Minutes

Franktown Fire Station

September 9, 2026

7:00 PM

- The September 9, 2026, HOA meeting was called to order at 7:05 with a board quorum present. Board attendees: Jack Shuler, Jason Hopfer, Dave Delgado, Cynthia Goetz, Steve Shkilevich, and Vickie Heydman via phone. A quorum was present. Visitors were Don and Sue Johnson, 2351 Meadow Green Circle along with Mike Maloney, MMCK Consulting LLC, Marlin Weikum, 1442 Columbine Dr., and Jake Bockenfeld, candidate for Douglas County Commissioner, and John Edwards, past HOA Board Treasure. The agenda was reviewed and approved.
- Jake Bockenfeld was given the floor. He is running as a republican candidate for Douglas County Commissioner. He stated he was an everyday man, a family man, and a man of faith. He shared his goals and principles. If you were unable to attend the meeting, you can contact Jake directly at Jake4Colorado.com for more information about his platform.

Reports were given by HOA Board Members:

- Secretary's Report (Goetz)
  - August minutes were reviewed. Motion was made and seconded to approve the minutes. Motion has passed. August minutes will be rewritten & posted on the Bannockburn Website.
  - The Secretary will bring a list of Bannockburn members in good standing to the Annual Meeting for check-in documentation.
  - The Secretary will send out the Annual Meeting Notice to residents accepting email on September 30th along with the Annual Meeting agenda and the 2027 proposed budget. Residents not accepting email will have their notice mailed.
- Treasure's Report (Delgado)
  - Residents' open invoices were shared. 4 residents have unpaid dues &/or late payments totaling $225 for 2025 &/or 2026. The Board will refer to the CCIOA Collection Policy for collection purposes. 2nd Collection letters will be sent.
  - Dave reviewed the Bannockburn Balance Sheet, Bannockburn Profit/Loss Comparison, Bannockburn Profit/Loss Details & the Profit/Loss YTD reports. John Edwards, prior HOA Treasurer, assisted with the reconciling the accounts and recommended more training for the Bookkeeper. Motion was

made and seconded to approve the reports. Motion has passed. The reports will be posted to the Bannockburn Website.

- Open invoices were presented. Motion was made and seconded to pay invoices. Motion has passed. Dave will pay the invoices.
- Dave presented the Preliminary 2027 Bannockburn Budget for review and discussion. He reported that Bannockburn is in good financial shape. Donations from residents, and transfer fees when a property sells, make up the budget shortfall due to the $25/year dues. Recommendations were made to clean up the expense side and make some changes to the categories. Motion was made to approve the preliminary budget for 2027. The 2027 Budget will be sent to residents for review along with the Annual meeting notice. The 2027 Budget will be presented at the Annual Meeting Oct. 17, 2026.

- Social Committee Report (Heydman)
  - Vickie reported that the Annual picnic location was a great success. The band, These Guys, played and there was some dancing. It was hosted by Brian and Stacey Sears at 10588 Holden Circle. Residents were asked to RSVP and approximately 50 residents attended.
  - Next Social event will be the Hayride on October 24, 2026. Again, volunteers will be needed to provide flatbeds, and residents will be needed to provide the kiddos with candy at the end of their driveways. More information will be provided closer to October 24th.
- Environmental Committee Report:
  - Don & Sue Johnson, along with Mike Maloney with MMCK Consulting LLC, presented plans to replace a building with a larger 24 X 22 structure. The plans met all the requirements of the Bannockburn building documents. Plans are being filed with Douglas County during the week of Sept. 14 and the start date following in approximately 2 weeks. No variance is needed. Motion was made and seconded. Motion has passed.
  - Concern was raised regarding all the dead scrub oak cut and piled on the Keith Neilsen property. Jason will address the issue.
  - West family have new siding and roofing installed at 10970 Holden Circle.

- Old Business
  - No response has been received from Kimberly Adams regarding planting drought resident shrubs at the front entrance. She will be removed from the agenda.

        - Concerns regarding dead deer. CDOT will remove it if not on residents' property; however, it is the responsibility of the resident if on the resident's property.

    - New Business
        - The Annual Meeting was discussed and how to attract more residents to the meeting. Notices will be sent to residents on September 30, 2026 inviting them to the Annual Meeting October 17, 2026 along with the 2027 Proposed Budget and the agenda. Signs will be placed at the entrances as a reminder to residents.
        - The Document committee will report at the Annual Meeting with updates.
        - A volunteer Bannockburn clean-up date was discussed. A letter will be drafted and sent to Board members for review and follow-up at the October Meeting.

Motion was made and seconded to adjourned at 8:49. Motion passes.

BALL IN COURT ITEMS

- Brunat lot
- Limited expense HOA – Edwards/Wilcox