Bannockburn Homeowners Association

Board Meeting Minutes

Franktown Fire Station

July 8, 2026

7:00 PM

- The July 8, 2026, HOA meeting was called to order at 7:10 with a board quorum present. Board attendees: Jack Shuler via phone, Jason Hopfer via phone, Dave Delgado, Cynthia Goetz, Steve Shkilevich, Michelle Roseboom, and Vickie Heydman. Jack turned the meeting over to Dave to run. A quorum was present. Visitor Carin Shuler was present and asked to address and share some additional questions since reviewing Dan Roberts written answers and comments at the June Board Meeting. The agenda was reviewed and approved.
- Reports were given by HOA Board Members:
    - Secretary's Report (Goetz)
        - June minutes were reviewed, and recommended changes were made. Motion was made and seconded to approve the minutes. Motion has passed. June minutes will be posted on the Bannockburn Website along with the 3 separate e-mailed question/answers documents between residents of Bannockburn and Douglas County employees regarding the recycled asphalt applied to Tanglewood.
    - Treasure's Report (Delgado)
        - Residents' open invoices were shared. 7 residents have unpaid dues &/or late payments totaling $350 for 2025 &/or 2026. Reminder invoices will be mailed again. If payments are still not received, the Board will refer to the CCIOA Collection Policy for collection purposes. Board members are asked to review the CCIOA Collection Policy, so action can be taken at the August Meeting.
        - Dave reviewed the Bannockburn Balance Sheet, Bannockburn Profit/Loss Comparison, Bannockburn Profit/Loss Details & the Profit/Loss YTD reports. There is a $402 discrepancy that the treasurer and bookkeeper are working to reconcile. Motion was made and seconded to approve the reports. Motion has passed. The reports will be posted to the Bannockburn Website once reconciled.
        - Open invoices were presented including Mr. Computer Pro, Orten, and Bookkeeping. Motion was made and seconded to pay invoices. Motion has passed. Dave will pay the invoices.
        - The Treasurer inadvertently overcharged two recent variance requests by $25. Refunds were made to the residents who were overcharged for variances.

- The Board was directed to bring ideas to the August Board Meeting that would be beneficial to enhance Bannockburn for future consideration based on available HOA funds.

- Social Committee Report (Heydman)
  - Yard Sale is scheduled for July 10-11, 2026. 9 residents have signed up. Signs will be put up at the 3 entrances. Joan Bond will oversee the advertising.
  - Annual picnic location was discussed. It will be hosted by Brian and Stacey Sears at 10588 Holden Circle. The time of the picnic was discussed, hosting in the early evening or late afternoon, possibly 4:00. No decision was made. Residents will be asked to RSVP so appropriate amounts of food can be ordered. Those attending are also asked to bring a dish to share, your own drinks and chairs. More information will be shared closer to the Picnic date, Aug. 29th.
- Environmental Committee Report:
  - Barnes Performance Landscape Maintenance trimmed and mowed HWY 86 Entrance to Bannockburn. He quoted an additional $300 to mow and clean up the aprons on either side of the main entrance.
  - Kreb's barn variance was approved. Nine residents responded with 7 positive and 2 negative votes.
  - Randy Holman's garage is almost complete.
  - Nielsen reroofing tabled for the August meeting.

- Old Business
  - A landscaper that quoted a price declined to assist with improving the HWY 86 Entrance from the Bannockburn sign to the highway without approval from CDOT, the owner of the land at the Highway 86 entrance. Jack will continue to pursue another bid from a smaller company.

- New Business
  - Carin Shuler presented to the Board email correspondence she had with Douglas County Dan Roberts after the June Board Meeting. She stated that she felt it was important to get clarification of the discrepancies from other emails and from his presentation at the June meeting in writing, thus the e-mail. Some of the discrepancies were regarding the width of the shoulders, width of the roadways, and the legality of riding horses facing traffic with the existence of only one 6'-8' shoulder. Carin sought additional clarification including mowing the easements

(ditches) normally done between May & Oct. & Mr. Roberts put in writing that residents are encouraged to contact Public Works if vegetation creates a safety concern. Carin challenged Roberts' comparison between Burning Tree and Bannockburn because Burning Tree has paved roads, etc. and stressed it was not an equal comparison. Other differences include Burning Tree has private equestrian trails throughout, and no open space. She stated to the Board how important it is to get it all in writing which is now documented and posted at the end of the Bannockburn HOA June Meeting Minutes for residents to read and review.

- Zoom or Video Conference meetings were discussed. Board members will try a zoom meeting for the August Board Meeting. Jason has a zoom account that can be used. Dave will check on the 365 Teams program. Discussion on opening board meetings to residents through a virtual program, and how to manage attendees was discussed. The Board will need some training on the management of Zoom meetings if it becomes a reality.
- Dave stated that he has been scanning recent variance request voting results and saving them to our SharePoint site.
- The annual meeting was discussed and how to attract more residents to the meeting.
- The Secretary agreed to contact the Document Committee for an update.
- The Secretary agreed to contact Douglas County to obtain a password for E-referrals such as building permits.

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 8:33 PM.