2026 Bannockburn Annual Meeting Minutes

11:00 October 17, 2026

Franktown Fire Station

- President Jack Shuler called the Bannockburn Annual Meeting to order, welcomed residents in attendance and asked the Board to introduce themselves. Board members in attendance were Jack Shuler, Dave Delgado, Steve Shkilevich, Vickie Heydman, Jason Hopfer, and Cynthia Goetz. Michelle Rozeboom was absent. Residents in attendance were Michael Brown, Meredith Bond, John & Tammy Edwards, William Heydman, Heather Kelley, Roger McCullough, James Rogers, Carin Shuler, Heather Stanton, and Nathan Toland. Jack introduced John Edwards, who helps with the website and the training of the bookkeeper, and a member of the Document Committee. Steve Nickerson was credited for managing the website. He thanked them both for their invaluable service.

- Jack referred to the agenda and highlighted the following:
    - Steve Nickerson helps with the website.
    - Approximately eight (8) new families joined our Bannockburn Community this year.
    - He acknowledged and thanked Brian and Stacey Sears for hosting the Annual Picnic. It was reported to be a great success.
    - He acknowledged the band, "These Guys" from Bannockburn, who played at the Annual Picnic.
    - Sundown development, 17-lot individual luxury homesites, backs up to Meadow Green Cir and Bibles Hill, was discussed. Homes will be large; 2 acre lots. Luxury homes, $1.8 to $3.5 million, will likely increase the property value in Bannockburn.
    - Concerns about dead trees and the fire hazard they cause were discussed. Dan Roberts, who previously spoke at a Bannockburn HOA meeting, was referenced as a possible contact.
    - Jack encouraged residents to fix broken fences and stated realtors' calls regarding the appearance of Bannockburn cited the broken-down fences.
    - The Budget was referenced and the $25/year dues established in 1973. Jack stated that the voluntary contributions from residents help fund the deficit in the budget, along with the $325 transfer fee/$25 dues when a property is purchased. The donations that residents add to their HOA dues are sincerely

appreciated and prevent the Board from attempting to raise dues or enact a special adjustment.

- The Douglas County Recycled Asphalt Program (RAP) was reviewed. Jack summarized that Bannockburn had no notice nor were signs posted before RAP were applied to Tanglewood. He credited Dan Roberts, who came to the HOA meeting in June and responded to many questions and through email. All correspondence between residents and Roberts can be read on the website under the June Minutes. Residents of Bibles Hills and Meadow Green Cir have requested consideration to have RAP applied on Bibles Hills and Meadow Green Circle when recycled asphalt becomes available. The main benefit is dust mitigation.
- The Bannockburn Covenants were discussed and as soon as the Document Committee finalizes their work on the Covenants' updates to the 2012 Covenants, it will be sent to residents for their review and comments. The goal of the Covenants is to work for the benefit of the Bannockburn Community and comply with Colorado HOA law/regulations.

- Dave Delgado, HOA Treasurer, introduced the proposed budget for 2027.
  - Dave reported that the primary income comes from dues and it projected to be $4550 in 2027. Donations from residents are projected to be $ 2000. There are 4 homes for sale, so transfer fees @ $325/sale are projected to be $1300.
  - Expenses were reviewed, and the larger ones were identified including insurance, front entrance maintenance & mowing, bookkeeping services, IT services, and the social committee's expenses.
  - As of October, the cash balance was approximately $7,000 plus an $18000 CD.
  - Motion was made and seconded to approve the 2027 Bannockburn HOA Budget. Discussion from the floor included donation and the donation process, and the online process allowing higher donation amounts. After the discussion questions were addressed, motion passed to approve the budget. (no members voted to reject the 2027 budget)
- Jason Hopfer, Environmental Committee Report
  - Did this occur in 2026? There was a community workday (2 Saturdays) that resulted in cleaning up the entrance, removing dead juniper branches, applying mulch, and a rock barrier. Rocks were donated by Jeremy Root and mulch came from the Douglas County Slash Program. Phil Curry and his equipment were instrumental in making the work easier. The entrance is the

property of CDOT, so discussion occurred as to whether the Bannockburn's insurance will cover injury caused by the rock border.

- Century Link's abandoned electrical boxes were discussed. Century Links solution was to place an orange bag over the box. Basically, it remains eye sore. The Board is presently looking for a more appropriate solution.
- There was a discussion regarding trash collection, and the installation of WIFI & internet buried lines from Maveric, but no further service. Several solutions were discussed for the agenda at the Nov. Board meeting. It was noted that Waste Management offers Senior Discounts if you can get a hold of them. There was a brief discussion about a community dumpster, again, an item for the Nov. Agenda.
- Jason reported that there were several variances. All were approved by the Board. Holman put up a new garage; Krebs is replacing a small shed with a much larger building. Delgado and Larson – greenhouses, the new home built at 1579 Deerpath Rd., were some of the improvements or additions to the properties in Bannockburn.

- Vickie Heydman, Social Committee Report
  - Community Events included
    - Easter Egg Hunt – open space
    - Summer S'mores Party hosted by the Heydman's
    - Community Yard Sale
    - Annual BBQ/Picnic with the addition of the neighborhood band, "These Guys" and hosted by Brian & Stacey Sears.
    - Halloween Hayride
    - Chili Cookoff hosted by the Rozeboom's
  - Vickie announced that Stacey Sears has offered to co-host the Social Committee with her for 2027.
- John Edwards, Document Committee
  - The Document Committee will meet in Nov. and have a few things left to work out. They do have all the reviews returned from the board members and residents and have included them in the document.
  - Moving forward, the proposed covenants will be presented to the Board then sent out to homeowners for comments and concerns. The committee encourages comments.
  - The goal is for the revised covenant ballot to be ready to be sent out in the Spring. John reported that this year they are using AI to compare the 2012 items to the current proposed items, which is making it much easier for all.

- Items from the floor
    - Heather Kelly introduced a Neighborhood Watch Program and agreed to take steps to initiate the process.
        - Included in the program are Emergency Preparation, Safe Houses, etc. that Heather will report to the Board in November.
        - The program has a lot of options for the Board to explore.
    - Jack recalls a program sign driving into Bannockburn, Sponsor or Adopt a Road. After discussion, Jack agreed to call for more information to bring to the Nov. Meeting.

- Nomination for Board Members
    - 4 terms on the Board are expiring. (Jack, Dave, Steve & Vickie)
    - Jack, Dave and Vickie as a co-Chair, have agreed to continue the Board
    - 3 nominations were received in writing: James Rogers, John Edwards and Stacey Sears.
    - There were no nominations from the floor.
    - A quorum of 54 residents is required to vote on new Board members. The quorum was not met.
    - The Board will seat new members at the Nov. HOA Meeting.

- Thanks to all who attended the Annual Meeting. The meeting was adjourned at 12:00.