Bannockburn Homeowners Association

Board Meeting Minutes

Franktown Fire Station

October 14, 2026

- The October meeting was called to order at 7:05 pm with a board quorum present. Board attendees: Jack Shuler, Dave Delgado, Steve Shkilevich, Cynthia Goetz, Vickie Heydman, Michelle Rozeboom and Jason Hopfer via phone. The guest resident was John Edwards.
- Reports were given by HOA Board Members:
    - Secretary's Report (Goetz)
        - September HOA Board Minutes were reviewed. Two items under Environmental Committee, dead branches on the Neilsen property and West family new siding and roofing were moved to Ball in Court Items
        - Motion was made and seconded to approve the minutes with the above changes. Motion has passed.
    - Treasure's Report (Delgado)
        - September Financial Statements were reviewed and discussed. Motion was made and seconded to approve. Motion has passed.
        - The online dues and donations form was reviewed. John Edwards reported that he thinks the problem has been fixed, only allowing
        - donation to be 3 X in the dues. He will send himself a sample to ascertain it has been changed to allow residents to send donations totaling more than 3 X the $25. (amount of dues)
        - Open invoices for Sept. were reviewed including Bookkeeping, CORE, and MS 365. Motion was made and seconded to pay Sept. Invoices. Motion has passed.
        - Letters for collection (4) of late dues have not been sent. Dave will send out the Delinquency Collection 1st letter.
    - Social Committee Report (Heydman)
        - The Annual Halloween Hayride-Trick or Treat letter and electronic sign-up information has been e-mailed to residents. The event is on Oct 24, 2026, at 11:00. Please sign up to pass out candy, volunteer and drive your trailer for the kiddo. Children need to be accompanied by adults if riding in the hayride.

- Vickie will update a welcome letter to be sent out to new residents when transfer fees are paid. Recommendations to request emails contacts and phone numbers for the Bannockburn Members' Contact list was made.
- Vickie has talked to and recommended Stacy Sears to replace her as Social Chair on the Board. Vickie has offered support and assistance in training Stacy in the transition if Stacy is nominated.

- Environmental Committee (Hopfer)
  - No Environmental concerns
- Document Committee (Edwards)
  - John Edwards will present the Document Committee report at the Annual Meeting.
  - The Committee plans to be ready to send out the proposed covenants to the residents of Bannockburn for input and comments in Nov.
- Old Business
  - Emails to request volunteers to assist in the clean-up of the front entrance and the ditches in Bannockburn will be sent out.
  - Ideas that can enhance Bannockburn were tabled until the Nov. Meeting.
- New Business
  - Jack presented information from Plaude Desktop that would record minutes. The cost is less than $200. Motion was made and seconded for Jack to purchase the Plaude Desktop device. Motion has passed.
  - The Bannockburn Periodic Report is due Dec. 31. The cost to file the report is $25. Jack has been filing the report in the past.
  - Austin Hawksworth has sent a bid of $300 to mow the center medium at the entrance to Bannockburn. Jack will communicate with Austin regarding using his services for next summer.
  - The Annual Meeting was discussed. A quorum is required to conduct business (30% of members in good standing) which is 54 residents. Steve will get refreshments and water. Reports will be given by the Treasurer, Social Committee, Environmental Committee, and Document Committee Chairs, and a summary of the recycled asphalt project that occurred in Bannockburn.
  - Four Board members' terms are expiring. Nominations for new board members will be accepted at the annual meeting.

- John presented a report written by Malcolm Bedell titled, "Reconstituted Asphalt Base (RAB) as an Equine Footing Surface: Veterinary Consensus, Practical Considerations and HOA Implications." The document summarizes published equine veterinary and biomechanical research to inform community discussions about horse footing within subdivisions. This document will be addressed at the Nov. Meeting after the Board has time to study it.
- Executive Session – none

Motion was made and seconded to adjourn the meeting at 8:40. Motion has passed.

Ball in Court Items

Brunat lot and cars