

ANNUAL MEETING OF THE
BURNING TREE RANCH HOMEOWNERS ASSOCIATION

SEPTEMBER 14, 2011, 6:30 PM

Welcome/Board and Guest Introductions (Judy Wilson, BTRHOA President): Judy introduced the Board, the various committees and their members, thanking them for their service on the committees and for their assistance with the various association activities that occurred throughout the year. Finally, she thanked the previous HOA Board for providing guidance to ensure a smooth transition for the new Board.

Douglas County Update (Steve Board, County Commissioner): Steve expressed his pleasure at working with the Burning Tree Ranch Homeowners Association. The highlights of Steve's discussion are:

County update: Douglas County is very strong financially, improving their rating this year from AA to AA+ because they have paid down debt, with the remainder due to be paid off within days. Their budget is \$226 million, cut back from previous years. The county has cut 90 positions out of county commissioners staff, no cuts from Sheriff, or public safety. They expect a balanced budget in 2012 and 2013.

Horse deal project: Advised he couldn't talk to this, but recommends that the association continue following this. This is the plan for the Dumb Friends League to acquire 75 acres West of Walker Road for the housing of up to 100 injured and/or abused horses.

Water: a) It will take a decade or more to fill the Hess Reservoir. Construction of the reservoir will be completed in 2012, but there are still permits and water rights issues to be resolved before filling the reservoir. Currently, the Parker Water District is taking treated effluent waste water from their treatment plant, piping it up about a mile further up Cherry Creek to further "clean" it, before it finally goes into the reservoir. Other communities are drinking water from the creek, including Franktown which, being further upstream, enjoys better water than those to the north. Last year a massive tax increase was levied on those within the Parker Water District, and there will be another smaller one this year, but that does not affect Franktown residents. b) Work has begun on water regulations. An impact study needs to be done regarding water being exported, sometimes without consideration to existing communities. Steve advised that the County may require our help, and encouraged us, since we are all connected, to participate in the hearings scheduled to begin the week of September 19, 2011 b) The county will have data on wells currently being monitored next year; c) Steve advised there is a lot to talk about water, and he offered to come back another time to talk to members of our HOA.

Fracking: Steve advised that no applications for permits have been submitted to date for fracking in Douglas County. The County has no authority over whether or where drilling can be done (that is managed at the state level), but the County is activity looking at how to mitigate the impacts to a) TRAFFIC (increased trucks) by requesting that state highways be used as primary traffic points; b),

AQUIFERS by requesting closed-loop piping systems and triple-casing down to 3500 feet; and c) the ENVIRONMENT by requesting a list of the chemicals used in the fracking process . He further advised that the entire eastern side of the county will be leased, and that residents are already being contacted, stating this could be a profitable arrangement for those who own their mineral rights.

Metro District: It is not going away. Steve has asked the state to look into what services are being provided.

Fire Mitigation: Diana Olafson offered to show her property to other neighborhoods who are struggling with their fire mitigation program. Steve thanked her, reiterating that a combination of our subdivision's fire preparedness, the efforts of firefighters and many others from around the state, and luck with the winds prevented our March fire from being more destructive. He advised that Douglas County will be the first county to have a financially-funded agreement amongst many services, to provide collective functioning support. It is named Emergency Coodinating Group and will be officially begun the week of September 19, 2011.

Burning Tree Fire Update (Eric, filling in for Dave Woodrick, Deputy Chief, Franktown Fire District): Eric advised that the Burning Tree Fire is still an open case; the point of origin and source have been identified, but they don't have enough information to file charges. Therefore, they are leaving the case open in the event more information surfaces that would enable them to prosecute. He invited anyone to come down to talk to Chief Willis about the fire at any time.

Among the positive things connected with this fire were a) the integration of Elbert and Douglas counties working out of the Justice Center in Castle Rock, b) more agencies now working under one umbrella enabled faster assistance from more resources, c) the Dispatch Center supported by the Sheriff provided valuable support, d) the wind changes occurred in our favor, helping to minimize damage to structures, e) cross-training of all the fire districts, including a training that occurred in Burning Tree Ranch, aided in tactical and strategic response.

Eric also advised that lessons were learned from our fire: a) changes have been made to the types of equipment/units that are dispatched, depending on the type of alarm, enabling even faster response time, b) further education on Reverse 911 is required (first to impress on citizens the need to immediately heed the alerts, and second to encourage citizens to provide alternative contact phone numbers such as cell numbers, since many people could not be reached at home during Spring break), or to register at "citizens alert" on their website, if they haven't yet registered for Reverse 911, c) people should think and plan ahead for how to evacuate or deal with animals (especially large animals, such as horses).

One HOA member asked whether the fire district was abandoning use of the cistern located at the top of the BTR Open Space, since it did not appear to have been used during the Burning Tree Fire. Eric advised that the cistern is difficult to access, is gravity fed, and slow to fill the trucks. He added that there are quite a lot of other resources available, including a hydrant at Trinity Lutheran and nearby, easily-accessible lakes and ponds. In response to a question posed by another HOA member, Eric advised that he hasn't heard of any plans to upgrade that cistern. Another HOA member reminded Eric

that she has a 4-foot-deep, 21,000 gallon pond that she has previously showed the Franktown fire department how to access , and she once again invited them to use it if necessary. Eric thanked her and said he would talk to the Chief about her offer.

Another HOA member asked Eric to discuss the threat and proper disposal of slash. Eric advised that maintaining large piles of slash poses an obvious fire hazard, and advocates hauling it away, chipping it, or even burning it, in a controlled, supervised environment. He also added that other items that pose significant fire threats are large piles of grass clippings and felled pine beetle-infested trees, because the heat from organic decomposition could make any fire ignited in them more difficult to extinguish. Burning Tree residents may contact Jill Alexander from the Douglas County Fire Mitigation office in Franktown and Mike Wonsik, the BTR CWPP point of contact person as a resource to answer questions or serve as liaison with the fire department.

Eric closed by saying that fire mitigation is important, and that the defensibility of a house or property is considered when firefighters are strategizing how to fight a fire. He said that if crews don't have good access, they may pass by and fight fire in those areas that are accessible and defensible. Fires often just blow through areas where grasses are mowed and ladder fuels have been removed, making it less likely that a fire will grow out of control. He invited people to contact the Franktown Fire Department to set an appointment for a firefighter to walk their property to discuss how they would approach their house, where they'd park, and offer advice on fire mitigation.

Forestry Update (Meg Halford, Asst. District Forester): Meg first apologized that she was unable to give her slide presentation on beetles, as her thumb drive was not working properly. She expressed her appreciation for all the fire mitigation efforts made in Burning Tree, seeing a lot of familiar faces in the room. On-going mitigation should include 1) removing undergrowth of needles from under the pine trees, as burned needles will hold the heat for months after a fire is extinguished; 2) maintaining at least 30 feet of defensible space around the home; 3) ensuring easy access for firefighters to come onto the property, and for homeowners to exit, as it is easy to become disoriented in thick smoke; 4) paying particular attention to driveways, and shrubs around the house, as fire brands from oak embers landing on roofs, decks, and outdoor furniture may ignite a house fire; 5) keeping pine needles cleaned off of roofs and gutters, starting as early as March, as fires are now starting earlier and ending later every year; 6) storing flammable propane tanks, stacks of firewood, gas cans, etc. far away from the home when on vacation; 7) keeping up with removing scrub oak sprouts when they grow back, as consistent removal of new growth will eventually result in leaves no longer being able to photosynthesize and thus will stop growing; 8) coordinating efforts with neighbors, citing how impressed she is with the defensible space created by a group of neighbors in BTR who hired the same contractor to mitigate their properties all at once. She noted that not only is it beautiful and park-like, but it is more attractive to wildlife. Thinned stands of scrub oak allow the animals more visibility, while still providing shelter, and more acorns on which to feed.

Meg encouraged HOA members to take advantage of the grant money available to them, and advised that there may be more opportunities for grant money in the future. However, she cautioned that with the slow economy, money is slow to come in (unless there is a catastrophic fire), and competition is

fierce for being awarded those funds. She noted that the Forestry Department is more prone to grant money to communities who are active in their fire mitigation efforts, making this another motivation for communities to maintain on-going fire mitigation efforts. HOA members should contact Judy Wilson if they are interested in signing up for grant money. Those who have already done the work and have invoices to submit for reimbursement should also talk to Judy. Meg advised that our grant money is held up right now in the federal system, but they expect it to be released soon, as which time reimbursements can be made.

The presence of Ips and Pine Beetle in Franktown has increased slightly due to last year's dry summer and winter, but it is not epidemic. Meg recommended taking down trees with heavy evidence of pitch tubes. Pine Miners, little worms that mine into and kill mature needles, have also been seen in Franktown. These do not generally kill the tree, but it may take a year before the tree looks healthy again. Zimmerman Pine Tip Moth is another Franktown pest, and may be sprayed for. Mistletoe is also present. Trees can live with it for years, looking unhealthy, and spores can hit neighbor trees. But more profoundly, they may make trees more susceptible to beetles. Meg recommends pruning up as high as you can on heavily-mistletoe trees, but advised it's not practical to remove all mistletoe-infested trees.

Neighborhood Watch Program (Diana Olafson, Board Member at Large): Diana and Debbie met with Mike Kirkwood at the Douglas County Sheriff's office about their Neighborhood Watch Program. He advised that thankfully there has been very little crime in our surrounding areas. But, while neighborhood watch programs are traditionally instituted to reduce existing crime, he advised that officially participating in their program also serves as a crime deterrent in several ways: 1) placing their program signs in the neighborhood alerts potential criminals to the fact a neighborhood watch program is actively in place in the neighborhood; 2) program participants receive e-mail blasts issued by the sheriff about scams, identity theft, and other crimes occurring throughout the county; and 3) the Sheriff also makes information available to residents by speaking once a year at a homeowners meeting. There is an expense for joining the program, therefore Diana advised that she would be polling members for interest, as that will dictate whether the association moves forward with an official neighborhood watch program.

To address the issue of speeding on Burning Tree Drive, Mike Kirkwood recommended using a radar trailer which displays and records speeds. They are available from the Sheriff's office for one week periods. He also said they could assign more patrols at particular times when speeding has been most prevalent.

YEAR IN REVIEW

Treasurer's Report/Membership (Kirby Ross): Kirby summarized the 2011 budget, and proposed budget for 2012. He advised the Board projects to increase membership in 2012 to 60.

Committee Reports:

Hospitality (Judy Wilson): Projects during 2011 for this committee included last year's annual Christmas Party, the Firemen's Recognition Potluck, Trash Bash and picnic, and the upcoming Adopt-a-Road event. All events were well attended. She advised that this year's annual Christmas party will be at the home of Tony and Marianne Reed on Saturday, December 10th. Judy welcomed Joanna Sitek and her husband to the neighborhood – they purchased Seth Feinstein's house.

Environmental/Architectural Control (Jo Anna Halda, Diana Olafson): Plans were approved for a barn and a deck. No new home construction to review.

Tree Spraying Program (Diana Olafson): Diana advised that 600 trees were sprayed on 12 properties.

Fire Mitigation / Grant (Judy Wilson, Scott Olafson): Obtaining the fire mitigation grant that is effective through September 2012 was a big accomplishment for this year. Many residents have already taken advantage of this 50/50 grant, and hired contractors to mitigate their properties.

Community Fire Protection Plan (Judy Wilson): Judy said they will be exploring mitigation in the open space next year, once the Douglas County Open Space Department can better determine fire damage to the trees. She also advised that there are two mulch pick-ups in Castle Rock scheduled for October 15th and 22, for anyone interested in picking up mulch.

Well Adjudication (Curtiss Wonsik): Curtiss said that to date 46 property owners have adjudicated their wells, which gives them the legal rights to all aquifers below their property. There are two more adjudications in process. The cost is \$600 per property. Anyone interested in adjudicating their well should contact Curtiss Wonsik.

Community Planning/Zoning (Judy Wilson): County Commissioner and Planning Commission meetings are monitored by the Board, so that items of interest can be communicated to members. Included on the radar during 2011 were the proposed Dumb Friends League Horse Facility and the Rural Water Authority.

Website (Dale Goulette): Dale advised that he only sends out e-mails previously approved by the Board that involve important matters such as community information, wildlife alerts, and lost pet notifications. He asked that anyone not receiving e-mail contact him. E-mails from Dale will say they are from "WebmasterBTRHOA ." He invited members to visit the BTRHOA website, and contact him or the Board with comments.

Old Business:

Covenants: The Board held a special meeting in February to review all the HOA documents in detail. It was their decision to retain an attorney to review the proposed revisions to the covenants and Policies

and Procedures documents. The Board has suspended action on the proposed changes to the covenants until the attorney has provided his opinion.

New Business:

2012 Goals: The goals the Board has established for 2012 include: increasing membership from 54 to 60 members; utilizing 100% of the grant money the HOA has been awarded; updating the website and increasing its usage; developing a plan for protection of trees and tree removal; polling homeowners for their interest in forming an official Neighborhood Watch Program, and working with the Douglas County Sheriff's office to implement such a program if this is what the majority of association members want.

Nomination and Election of New Board member: Judy advised that the term of one Board position, currently held by Diana Olafson was expiring this year, requiring an election to fill this three-year term. She asked for nominations, and with no other submissions she nominated Diana Olafson. By unanimous vote, Diana was elected to a three-year term. Judy advised that she and Debbie Quella have one year remaining to be served for the positions they were nominated to fill last year, and that Jo Anna Halda and Kirby Ross have two years remaining of the three year-terms they were elected to fill last year.

Open Forum for Member Comments/Questions: Mike Wonsik volunteered that fire mitigation grants are issued based on performance history, and that in previous years, Burning Tree Ranch has had 115% performance. He encourages using all the grant money to keep these efforts going, especially since funding may not be available in the future. He reminded everyone that costs associated with cleaning up fire masticated debris may be reimbursed as well. Regular maintenance is up to the homeowners and is not reimbursable. Judy advised that she has a list of contractors and resources, should anyone be looking for someone to take care of their fire mitigation efforts.

Mrs. Alexander began a discussion about the slowness of the internet in Burning Tree. Dale explained the maximum speed we can currently get is 1.5. Discussion ensued about working together as a community to bring in Comcast cable.

Scott Olafson explained there is something that can be put under eaves for only \$25 that would prevent embers from getting under the eaves and burning the house down from the inside out. Scott will ask Dale to post a link on the website. Mike Wonsik added to check heat vents for fire rating, as most probably aren't satisfactory.

Jo Anna advised that the Adopt-a-road project will take place on October 22, starting and finishing at the Halda's barn. Refreshments will be available.

Scott Olafson said his culverts are jammed. Mike Wonsik said the County will blow out colverts – the Board will call them and put in a work order.

An observation was made about the tall grass in the open space. The Board advised that the County has responsibility for maintaining, and they have never mowed.

Julie Montemarano offered to provide information to anyone interested in a new solar program that may decrease the cost of electricity.

Mike Mullinnix said he attended an elk-bugling session if anyone is interested in attending. Go to CherokeeRanch.com for information on additional sessions.

The meeting adjourned 8:36 PM

Minutes submitted by:

Debbie Quella, BTRHOA Secretary

Approved by: