

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

March 13, 2012

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Judy Wilson at 6:47 PM on March 13, 2012 at the home of Don and Judy Wilson. Debbie Quella took the minutes for this meeting.

Present:

Present were: Judy Wilson, Debbie Quella, and Joanne Sistik.

Excused: JoAnna Halda and Kirby Ross

Agenda

Items On the Agenda: Approve minutes from last meeting; Appointment of Board member, President's Report, Treasurer's Report; Committee/Project Reports and Board Assignments, Old Business; and New Business

Approval of Minutes

Judy Wilson motioned to approve the minutes from the January 10, 2012 BTRHOA Board meeting. Debbie Quella seconded and the motion carried unanimously.

Appointment to Fill Board Position

Judy Wilson advised that Joanne Sistik was the sole volunteer to serve the two-year Board position vacated with Diana Olafson's resignation. All Board members concurred with Joanne's appointment to serve out the two-year term.

Judy Wilson motioned to approve the appointment of Joanne Sistik to complete the vacated two-year term. Debbie Quella seconded, and the motion passed unanimously.

President's Report

Curtiss Wonsik provided Judy with an article published in the Denver Post about a bill before the Colorado legislature that seeks transparency for HOA, and spells out what information is to be made public. It was determined that the bill, if passed, will not likely require the BTR Board to take any action, given that minutes from Board and Annual

meetings, as well as Treasurer Reports are filed on the HOA website, and corporate documents are available upon request.

Judy Wilson advised that when first prepared, the BTR CWPP was distributed to members of the HOA at the time they were written, but she does not believe that all new residents moving into the subdivision since that time have received a copy of it. Judy recommends that additional copies of the CWPP be made to have on hand for new residents, and to distribute to any resident who has not yet received or requests a copy. Judy noted that information on the BTR CWPP can be found on the BTR website. The full plan can be viewed on the Colorado State Forest Service website.

Judy received an invoice to pay for HOA liability insurance, and asked if there were any objections to paying it. There were no objections.

Judy made a motion to approve payment of the invoice for liability insurance. Joanne Sistik seconded and the motion carried unanimously.

Debbie provided Judy with the Adopt-a-road renewal form the county sent to Mike Mullinnix. Judy will complete and submit it to the county.

Treasurer's Report

The Board reviewed the Treasurer's Report from December 2011. It will postpone voting to approve it until April's meeting, once a misidentified deposit is corrected. Treasurer Reports for 2012 will also be approved at April's meeting.

Kirby e-mailed a statement of invoices from January through March to the Board for their review. It will be discussed at April's meeting.

Committee/Project Reports and Board Assignments

Hospitality/Trash Bash: No update to report.

Trash Bash 2012: Judy suggested holding the 2012 Trash Bash on Saturday, June 23. She will contact committee members to begin organizing the event, and to reserve the rollaway dumpsters.

Adopt-a-Road: No update to report.

Architectural and Environmental Control Committee: The Board agreed that the Architectural Control Committee should obtain bids for beetle spraying. JoAnna will be asked to work with the committee to begin this process as soon as possible, since spraying should occur within the next two months.

Fire Mitigation: Judy will prepare and ask Dale to send an e-mail communication to residents, reminding them of last year's fire, asking them to survey their properties to determine where fire mitigation efforts can be made to improve the safety of their properties and homes, and encouraging them to take advantage of the remaining grant

funds that are available until September 2012. Debbie Quella will mail this communication to residents who have not provided an e-mail address.

Well Adjudication: Judy advised that 48 residents have worked with Curtiss to have their wells adjudicated. One homeowner worked on their own to adjudicate their well. The Sisteck well adjudication is still in process.

Community Planning/Zoning: Judy Wilson advised that she received a notice regarding a class being offered to educate attendees on the regulations with respect to having chickens as household pets. She signed up to attend, but subsequently learned that these regulations, designed specifically for household pets, have little or no applicability for Burning Tree Ranch. Therefore she did not attend the class.

Neighborhood Watch: Debbie Quella contacted the county to schedule the placement of a radar speed device. The device was placed on Burning Tree Drive during the week of March 5, 2012 to deter speeding on Burning Tree Drive through awareness and education. Debbie sent the Sheriff's office a thank you note.

Old Business

Covenants: A red-lined version of the covenants has not yet been distributed to the Board for their review, therefore further discussion will be tabled until April's board meeting.

Corporate Documents: Judy obtained an Assessor's Parcel Search document that confirms the BTR Open Space is owned by the Douglas County Commissioners. This was the document required by the attorney before he could confirm whether the Burning Tree Ranch HOA was subject to the common property laws of the state.

Judy made a motion to authorize payment to retain the attorney to provide a written opinion as to whether the Burning Tree Ranch Homeowners Association is subject to the state's common property laws. Debbie Quella seconded and the motion carried unanimously.

BTRHOA Roadside Tree Thinning Project: Kirby has discussed with the Scout Masters to add this project to their list of 2012 projects for the Eagle Scouts. Nothing new to report.

New Business

Membership Drive: In February Kirby Ross mailed a second invoice for dues to residents who had not yet paid HOA dues for 2012.

Covenants – Request to Delete Poultry Restrictions: The Board discussed a request submitted by a BTR resident to consider amending the Covenants to remove the prohibition against poultry. Judy will poll residents to ascertain whether there is sufficient interest to put the matter to resident vote.

Website Advertising/Posting Local Resources: The board discussed a request from a local vendor to post an advertisement for their business on the BTR website. It was agreed that the Board had no objection to posting simple business-card type advertisements from residents or local businesses, but further agreed that a disclaimer be posted on the website that the Board and HOA does not specifically endorse any such business. Lastly, the Board agreed it would be helpful for homeowners to have access to an educational piece provided by Douglas County Septic to post on the BTR website. Judy will ask Dale to post the ad and educational piece.

HOA Logo: Debbie Quella followed up with Diana Olafson on the status of her logo design for letterhead. It is not yet fully completed.

Resident Directory: Joanne Sisteck offered to update the directory. Debbie will ask Scott to provide her with Diana's templates.

Assignments:

Debbie: Mail Judy's communication regarding fire mitigation to residents that have not provided an e-mail. Ask Scott Olafson to provide Joanne Sisteck with templates for the resident directory. Provide Dale with a list of committees and their members to post on the website.

Jo Anna: As Chair of the Environmental Control Committee, contact committee members regarding 2012 beetle spraying, and spearhead soliciting bids from three companies. Contact Scott Olafson to determine whether he has interest and/or availability to assist with this project.

Kirby: Finalize his draft of the red-lined version of the amended covenants and distribute to the Board. Follow-up with the Boy Scouts about the tree thinning project. Send Debbie a copy of Quick Books records to compare name/address/phone/dues information with her spreadsheet to ensure the two records are in sync.

Judy: Make additional copies of the BTR CWPP. Contact Trash Bash Committee members to begin organizing this event. Complete the Adopt-a-Road form and return it to the county. Poll residents to ascertain whether there is sufficient interest to put to a vote an amendment to the Covenants that would remove the existing prohibition against poultry. Ask Dale to: 1) post an ad and educational piece on septic systems submitted by Douglas County Septic, along with a disclaimer advising that the BTR HOA Board does not endorse any advertisement on the website; 2) send an e-mail communication to residents about fire mitigation and available grant funds.

Joanne: Update the Residents Directory

Next Meeting date and place: The next meeting of the Board will be held April 10, 2012 at the home of Judy Wilson. Agenda items should be forwarded to Judy prior to that time.

Adjournment

A motion was made to adjourn the meeting at 8:23 p.m. by Debbie Quella, was seconded by Joanne Sistik, and carried unanimously.

Minutes submitted by:

Debbie Quella, BTRHOA Secretary

Approved by: