

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

April 10, 2012

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Judy Wilson at 6:39 PM on April 10, 2012 at the home of Don and Judy Wilson. Debbie Quella took the minutes for this meeting.

Present:

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

Absent: JoAnna Halda

Agenda

Items On the Agenda: Approve minutes from last meeting; 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 March 13, 2012, BTRHOA Board meeting. Joanne Sistik seconded and the motion carried unanimously.

President's Report

Two residents called Judy with interest in fire mitigation. She surveyed their properties and took pictures, so work can begin any time.

In response to an inquiry, Judy advised that no monies are due to the association by Lot 4.

Treasurer's Report

Kirby Ross advised that to date 23 properties have not paid annual HOA membership dues, which, if paid, would bring in a total of \$1700 in additional revenues. Kirby advised he would personally contact residents to solicit more dues.

The Board reviewed the Treasurer's Reports from December 2011, January, February, and March 2012.

Judy Wilson motioned to approve the December 2011, January, February and March 2012 Treasurer's Reports. Joanne Sistik seconded and the motion passed unanimously.

Committee/Project Reports and Board Assignments

Hospitality: No update to report.

Trash Bash 2012: Judy suggested holding the 2012 Trash Bash on Saturday, June 23. Judy will contact committee members to begin organizing the event, and she will 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. Judy will call JoAnna to follow-up on the status of this project.

Fire Mitigation: The communication regarding fire mitigation and available grant funds was e-mailed (and mailed to those who haven't provided an e-mail address) in March to all residents within Burning Tree Ranch. As a result of this communication, two people contacted Judy about doing fire mitigation on their properties this year.

Well Adjudication: The Sistik's application is still pending.

Community Planning/Zoning: Judy had Dale post the 3/30/2012 fire restriction memo on the website. The Slash and mulch site in Douglas County will open in May. The first two Saturdays are open for residents to pick up mulch. People may drop off their slash beginning the third Saturday in May.

Neighborhood Watch: Nothing new to report on neighborhood watch. Judy advised that she had seen a Douglas County patrol car monitoring speeds on Burning Tree Drive. It was parked at the intersection of Kelty Road and Burning Tree Drive.

Post Office Box Renewal: Kirby advised that he had received a renewal notice for the post office box.

Judy Wilson motioned to approve paying for the renewal of the BTRHOA post office box. Joanne Sistik seconded and the motion carried unanimously.

Old Business

Covenants: Due to technology limitations, Kirby was unable to produce a "track changes" version of the covenants. Debbie offered to prepare it, using as a template the red-lined version that had been prepared previously. Judy advised that she contacted the Rouse's about serving as the Notary Public to document signatures of residents who sign to approve the proposed revised covenants. Judy will contact them

once the revised covenants are finalized and they will advise at that time whether they can assist.

Corporate Documents: Kirby will contact the attorney and request he prepare an opinion letter advising whether the BTRHOA is or is not subject to the provisions of the state's Common Property law.

BTRHOA Roadside Tree Thinning Project: Kirby advised that no scouts have come forward expressing interest in a tree thinning project, noting that most have already signed up for other projects. He further explained that for the scout to receive credit for a project, they must organize and lead the effort. Therefore, they would contact the homeowner directly and work with the homeowner in any tree thinning the homeowner requests. As a result, and to eliminate any liability to the HOA, the Board agreed that they had gone as far as they can with this project, and that the scouts should pursue it on their own should there be an interest.

New Business

Mowing Bridle Trails: Judy suggested asking Don Gilbert if he would be interested in being hired out again this year to mow the bridle trail through the middle of the subdivision twice this year – once in May and once the end of July. The Board concurred with this recommendation.

Judy Wilson made a motion to approve hiring Don Gilbert to mow the bridle path through the middle of the subdivision in May and July, should Don accept the Board's reasonably priced offer. Kirby Ross seconded and the motion passed unanimously.

Theft in Neighborhood: Pursuant to Judy's request, Dale sent an e-mail to residents advising of the theft of a piece of statuary from one BTR resident's property.

Website Updates: Dale posted the new committee member listing that Debbie updated. Judy also had Dale post the e-mail about Joanne Sistek being the newest Board member.

Resident Directory: Joanne Sistek said she had not yet received the templates from Scott Olafson. Debbie will follow-up with Scott.

Poultry Restrictions: The Board agreed that it would add this item to the agenda for the annual meeting. The Board will not be polling neighbors for interest, but interested homeowners may take the initiative to poll neighbors prior to the annual meeting if they choose.

Assignments:

Debbie: Follow-up with Scott Olafson to provide Joanne Sistek with templates for the resident directory. Prepare a new version of the proposed amendments to the covenants, redlining the proposed changes, and prepare new signature sheets by the

end of May. Send Joanne the updated Master resident contact list, so that she can make any necessary updates to the revised Directory.

Jo Anna: As Chair of the Environmental Control Committee, contact committee members regarding 2012 beetle spraying, and spearhead soliciting bids from three companies.

Kirby: Kirby will contact some of the residents who have not yet paid dues. Request an opinion letter from the attorney regarding applicability of Common Property laws to the BTRHOA.

Judy: Call JoAnna to follow up on the status of the Beetle spraying project. Judy will reserve the rollaway dumpsters, and contact the Trash Bash Committee members about organizing this event.

Joanne: Update the Residents Directory with the updates she receives from Debbie and the templates from Scott.

Next Meeting date and place: The next meeting of the Board will be held June 12 at the home of Judy Wilson. Agenda items should be forwarded to Judy prior to that time.

Adjournment

A motion was made by Kirby Ross to adjourn the meeting at 8:09 p.m. It was seconded by Judy Wilson, and carried unanimously.

Minutes submitted by:

Debbie Quella, BTRHOA Secretary

Approved by: