

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

November 13, 2012

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Judy Wilson at 7:10 PM on November 13, 2012 at the home of JoAnna and Chuck Halda. Debbie Quella took the minutes for this meeting.

Present:

Present were: Judy Wilson, Carol Alexander, JoAnna Halda, Debbie Quella, Kirby Ross, and Joanne Sistik. Guest: Louise Leone.

Agenda

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

Approval of Minutes

Joanne Sistik motioned to approve the minutes of the October 17, 2012 BTRHOA Board. Kirby Ross seconded and the motion carried unanimously.

President's Report

Nothing new to report. Judy thanked the Board for their service during 2012.

Treasurer's Report

Kirby Ross presented the Treasurer's Report for September 2012.

Joanne Sistik motioned to approve the September's Treasurer's Report. JoAnna Halda seconded and the motion carried unanimously.

Kirby Ross presented the Treasurer's Report for October.

Judy Wilson motioned to approve the October's Treasurer's Report. Joanna Halda seconded and the motion carried unanimously.

Committee/Project Reports and Board Assignments

Hospitality: Judy sent an e-mail to committee members inviting them to a meeting on November 27 to plan the Holiday Party scheduled for December 8 at the Vater's from 5:00 pm to 9:00 pm. Marianne, Judy, and Debbie will not be able to attend the meeting, but Marianne said she would help in any way she can, and Judy will provide Reggie with the menu and expenses from last year. It is Judy's recommendation that the committee plan on 40 attendees this year, given the overabundance of food left over last year resulting from lower than anticipated attendance. Judy will ask Dale to e-mail the party invitation to all residents.

Trash Bash 2012: Nothing new to report.

Adopt-a-Road: Debbie Quella advised that she had received the Adopt-a-Road Program renewal agreement from the county. With Board approval, she will complete the application and return it to the county.

Judy Wilson motioned to renew the program for 2013. Joanne Sistek seconded and the motion passed unanimously.

Architectural and Environmental Control Committee: Judy advised that Dale received an inquiry from a resident about putting a fence up. Judy will forward the e-mail, so that it can be discussed by this committee.

Fire Mitigation: Nothing new to report.

Well Adjudication: Nothing new to report.

Community Planning/Zoning: Judy looked up the documents associated with the proposed Franktown development application. JoAnna said she talked with Richard Love from the Deerfield HOA, and will follow-up with him to learn more. They have coordinated an effort with other HOAs to play a role in this development, and would like BTRHOA to participate. Judy encouraged the Board to get involved by registering at the website and advised that anyone wanting to be on the mailing list or interested in looking at documents may contact Allan at admin@helpfranktown.org or [www://http.helpfranktown.org](http://http.helpfranktown.org). John and Carol Rufener appear to be organizing this coordinated effort. JoAnna noted that Roger Partridge is a new county commissioner, who will likely be a good contact. Judy also recommended visiting the Douglas County website, and plug in ZR2012-008 to read historical documents, which will provide a feel for the history and thought-process behind the creation of the Franktown Sub-area Master Plan and proposed Franktown development.

Old Business

Covenants: Debbie Quella advised that she and Dale have talked to coordinate dates to obtain notarized signatures. They will advise when dates are identified.

Corporate Documents: Kirby has scheduled a meeting for this Thursday with the attorney to obtain the opinion letter as to whether the BTRHOA is or is not subject to the provisions of the state's Common Property law.

Directory: Joanne Sisteck will print the Directory. Kirby provided Joanne Sisteck with individualized, printed 2013 invoices. Joanne Sisteck will insert them in the envelope with the Directory and membership benefits letter. Those who have already paid 2013 dues will be mailed the Directory only.

Culvert and Sign correction. Judy will contact the county to schedule a work order and correct the sign the county replaced to reflect the correct street name. It erroneously reads Burnt Oak Trail, rather than Burnt Oak Drive.

New Business

Adopt-a-Road Program Renewal: See Committee report update.

2013 Membership Campaign: Joanne Sisteck will mail the invoices prepared by Kirby, along with the membership benefits letter and Directory. Other Board members offered to assist Joanne with this effort if she needs it. Judy advised that the Board should remain cognizant of whether residents feel they receive value for the money they pay in dues.

Goals for 2013 include:

- 1) Policies and Procedures: Re-visit the Policies and Procedures during 2013. Incorporate a procedure for making proposed changes to the Covenants, pursuant to request made during the annual meeting.
- 2) Covenants Revision: Route Covenant Revisions for Signature Approvals, and if approved, file with the Secretary of State.
- 3) The proposed re-zoning for Franktown Village Planned Development of 106 acres in Franktown (ZR2012-008). Play an active role with the Franktown Citizens Coalition, other Franktown HOAs, and the county throughout the application and development process. Water and sewer will be big issues.
- 4) Update the website. Visit the website to remove old information and, invite Dale to an upcoming meeting to discuss enhancements and updates.
- 5) Newsletter: Initiate a quarterly e-mail newsletter issued by the Board via the Webmaster, which will keep members apprised of neighborhood and surrounding community events and activities, county and development issues such as the proposed Franktown development and proposed regulations for fracking, environmental issues relating to water/sewer updates, beetle kill, and fire mitigation. It will also include other items of interest, such as pictures and other BTR activities/projects. The Board agreed that the first newsletter will go out in January, and include pictures from the Holiday party.

- 6) Fire Mitigation: Update the CWPP. Pursue grants as they become known and available.

Assignments:

Debbie: Continue coordinating meeting times with Dale to collect signatures for the amended covenants. Do a compare of Kirby's revised address list to the secretary's master list.

JoAnna: Contact Richard Love and Margo regarding the proposed Franktown development application.

Kirby: Meet with the attorney who will provide the opinion letter.

Judy: Assist the Hospitality Committee with organizing the Holiday party. Call Curtiss and ask how to create a work order with the county to address the culvert issues and correct the Burnt Oak Drive sign, then complete and submit the work order.

Joanne: Print the Directory and mail it with the 2013 dues invoices and membership benefits letter. Solicit help from other Board members if necessary.

Carol: Contact the county web site to sign up for notices to meetings, hearings, and items of interest to monitor events affecting BTR. Work with Judy on accessing and responding to eReferrals.

ALL: Register to receive information regarding the Franktown Village Planned Development project.

Next Meeting date and place: The next meeting of the Board will be held at 7:00 pm on Tuesday, January 15, 2013 at JoAnna Halda's home.

Adjournment

A motion was made by Judy Wilson to adjourn the meeting at 9:13 p.m. It was seconded by Carol Alexander, and carried unanimously.

Minutes submitted by:

Debbie Quella, BTRHOA Secretary

Approved by: