

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting February 19, 2013

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Debra Quella at 7:15 PM on February 19, 2013 at the home of JoAnna and Chuck Halda. Joanne Sistik took the minutes for this meeting.

Present:

Present were: Carol Alexander, JoAnna Halda, Debbie Quella, Kirby Ross, and Joanne Sistik.

Agenda

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

Approval of Minutes

Debbie Quella motioned to approve the minutes of the January 22, 2013 BTRHOA Board meeting. Carol Alexander seconded and the motion carried unanimously.

President's Report

Debbie advised that she called a homeowner regarding concerns raised by the owner of an adjacent property (who is preparing to put the lot up for sale) about the condition of the neighboring homeowner's fence and house exterior. The contacted homeowner said that exterior siding preservation and any necessary repair are done every year, including last summer, and will be done again this year, and that the wood fence on the opposite side of the property is in the same condition as when he purchased the home.

Pursuant to a member's request, an e-mail was sent out to all residents reminding everyone to be mindful of the speed limits posted in the neighborhood, and the safety risk posed to people and wildlife by speeding automobiles.

Debbie said that graffiti was found in the BTR open space. She said she called the DC Sheriff's office, who sent an officer to investigate the site and document what was observed. Nothing more has been heard from the DC Sheriff's office about their investigation.

Treasurer's Report

Kirby Ross provided the Board with a balance sheet for Dec 2012 with comparable data from the previous year December 2011.

Kirby also presented the January 2013, Treasurer's Report for review.

Joanne Sitek motioned to approve the January 2013 Treasurer's Report. JoAnna Halda seconded the motion and the motion carried unanimously.

Kirby said he would send invoices out again to those residents who have not yet paid their annual membership dues.

Committee/Project Reports and Board Assignments

Hospitality: Joanne Sitek will welcome the newest neighbors and provide them with a directory and a copy of the CWPP, which she will pick up from Debbie.

Trash Bash 2013: A date has been set for the Trash Bash. The Trash Bash was set for June 8, to begin at 8:00 a.m., followed by a picnic at the Halda's barn from Noon to 2:00 pm. JoAnna will ask Don Christ to secure the dumpsters, and will contact the other committee members and set up an organization meeting to plan the details of the event. The Board discussed broadening the trash bash by providing an opportunity for members to bring items they would like to get rid of, but not necessarily throw away, and making them available for other HOA members to take home (similar to a swap meet). It was decided the Board would create a designated place where residents can place usable items that others may want. Items still remaining at the end of the day would be donated to and picked up later that Saturday afternoon by a charitable organization of the Board's choosing. JoAnna Halda volunteered to contact two or three such organizations about arrangements for a pick-up.

Adopt-a-Road:—Architectural and Environmental Control Committee: No new updates

Fire Mitigation: Debbie advised that she completed and e-mailed the application for fire mitigation grant funding for approximately 20 acres.

Well Adjudication: Nothing new to report.

Community Planning/Zoning: Rural water authority – Carol talked to Judy and we are on the RWA mailing list. Debbie confirmed she has also been receiving e-mails.

Franktown Development (ZR2012-008): Debbie said she talked with Mike Mullinnix, who volunteered to be the liaison between BTR and the Franktown Citizens Coalition concerning the proposed new development in Franktown.

The Board discussed contacting current and former Douglas County commissioners regarding potential water issues that could result from a development such as that proposed in application ZR2012-008. JoAnna Halda volunteered to try to make contact with DC Commissioner Mr. Partridge, and former Commissioner Steve Board. It was contemplated that it may be desirable in the future to ask Commissioner Partridge to meet with Franktown residents or HOA boards to discuss potential water issues.

Old Business

Covenants Update: JoAnna Halda will contact Dale Goulette (Notary) to coordinate times for residents to sign the new covenants. Must be signed by both home owners.

Opinion Letter: Kirby said he would be meeting with the attorney by the end of February.

Franktown Development Application: JoAnna said she spoken with Richard Love of helpfranktown.org, and a couple of other contacts. She learned that the developer had met with the President of the Deerfield HOA, and advised him that they were proposing to reduce the number of homes from that disclosed in the original application by approximately 100 homes. No new application has been submitted to the County.

Newsletter (2nd Quarter): Debbie asked for Board members to submit topics and/or articles for the second quarterly newsletter to be issued in March.

New Business

Policies and Procedures: Debbie will review the Policies and create proposed language outlining a procedure for making changes to the covenants' pursuant to a request made by residents at the Annual Meeting. On- going - March

Update the website. Dale and Debbie will be meeting separately to discuss updating the website.

Assignments:

Debbie: Write draft language regarding policies and procedures on covenants' and revisions— due March meeting. Call Dale Goulette about website cleanup.

Joanne: Help coordinate signing of covenants. Take a directory and BTRHOA membership form to new resident.

JoAnna: Call Don Christ and ask him to secure dumpsters for Trash Bash. Call other Trash Bash Committee members and coordinate organization of the event. Contact one or two charitable organizations to coordinate pick-up of any items to donate from swap meet on June 8. Help coordinate signing of covenants with Dale. Contact Commissioner Partridge and former Commissioner Board about water issues related to proposed Franktown development.

Kirby: Secure opinion letter from attorney.

Next Meeting date and place: The next meeting of the Board will be held at 7:00 pm on Tuesday, March 19, 2013 at JoAnna Halda's home.

Adjournment

A motion was made by Kirby to adjourn the meeting at 9:20 p.m. It was seconded by Carol Alexander, and carried unanimously.

Minutes submitted by:

Joanne Sistik, BTRHOA Secretary

Approved by: