

# BURNING TREE RANCH HOMEOWNERS ASSOCIATION

## Board of Directors Meeting

April 23, 2013

### Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Debra Quella at 7:13 PM on April 23, 2013 at the home of JoAnna and Chuck Halda. Joanne Sistik took the minutes for this meeting.

### Present:

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

### 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

**Joanne Sistik motioned to approve the minutes of the March 19, 2013 BTRHOA Board meeting. JoAnna Halda seconded and the motion carried unanimously.**

### President's Report

Debbie talked about the Franktown Development meeting she attended on March 28<sup>th</sup>, at which several board members from surrounding subdivisions were provided with a presentation was made about the proposed new development, what it will look like, and how it may affect the surrounding communities. The presentation was followed by discussion about the history behind the Franktown Subarea Master Plan and the proposed development application. HOA Boards will continue keeping residents within their subdivisions apprised of the status of the application, and encourage their periodic visit to the [helpFranktown.org](http://helpFranktown.org) websites for updates and comments.

Debbie advised that she contacted the BTR resident who is creating a bicycle track for their kids on the back half of their property. She discussed with the homeowner the language in the covenants, the requirement to contact the BTRHOA Architectural Committee regarding major changes or additions to property, and erosion control. The homeowner was receptive. Debbie advised the Architectural Control Committee would pay periodic visits to monitor progress of the project. Kirby offered to contact Joe Rouse so the two of them could visit the homeowners.

Deb will get a bid to thin out sapling trees to eliminate the dangerous blind spot for drivers on Burnt Oak and Burning Tree Drive.

### **Treasurer's Report**

The Treasurers reports for February and March were presented to the board by Kirby Ross.

**Debbie Quella motioned to approve the February treasurer report. JoAnna Halda seconded and the motion carried unanimously.**

**Debbie Quella motioned to approve the March treasurer report. Joanne SisteK seconded and the motion carried unanimously.**

### **Committee/Project Reports and Board Assignments**

Hospitality: Joanne SisteK and Debbie will welcome the newest neighbors who moved into their home in February, by paying them a visit and providing them with a directory and a copy of the CWPP. On going

Trash Bash 2013: The Trash Bash, scheduled for June 8, beginning at 8:00, will be followed by a picnic at the Halda's barn, from 12:00 noon to 2:00 PM. JoAnna will contact Albright to arrange for the delivery and pick-up of the dumpsters. A table will be set up outside the Halda's barn to hold usable items that residents no longer want but are still usable if someone wants them. Any items remaining at the end of the day on Saturday will be donated to one of the charities JoAnna called. The Board discussed three charities, and agreed all three were worthy charities: Salvation Army, Lupus, and AMVETS. JoAnna will choose the one whose pick-up schedule best meets the HOA's requirements. Debbie advised that the dumpsters will now be placed on the north end of Burning Ridge Drive, on the west shoulder, and that the three nearest neighbors approve placement of the dumpsters at this revised location. Debbie said she would issue a new e-mail to all residents advising them of the change in location. JoAnna will establish and distribute to the Board a schedule for manning of dumpsters from 8:00 AM to 4:00 PM on Saturday, June 8<sup>th</sup>.

Neighborhood Clean-Up / Adopt-a-Road: No new updates.

Architectural and Environmental Control Committee: The Architectural Committee sent an approval letter for the plans the Zahorik's submitted to build a swimming pool.

Deb included in the Spring newsletter the names, contact information, and pricing of 3 contractors who perform beetle spraying.

Fire Mitigation: Deb will follow-up with the Forestry Department on the status of dissemination of grant funding.

Well Adjudication: Nothing new to report.

Community Planning/Zoning: : Debbie is planning to attend the Rural Water Authority meeting where the agenda will include the election to fill three new district positions, and a presentation by a hydrologist updating participants on the results of aquifer water level testing over the last year. Both will be held on May 11 at the Douglas County Events Center.

## **Old Business**

Covenants Update: No updates to report.

Opinion Letter: No updates to report. Kirby said he will get it next week which is the week of 4/29/13.

Newsletter – Debbie solicited Board members for ideas for articles to put in the third quarter newsletter.

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. Pending – no updates

## **New Business**

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

## **Assignments:**

Debbie: Write draft language regarding policies and procedures on covenants' and revisions– On going. Call Dale Goulette about website cleanup. Follow-up with Forestry Department on status of grant funding.

Joanne; Along with Debbie, take a directory and a copy of the CWPP to the newest resident. Help coordinate signing of covenants.

Kirby: Secure opinion letter from attorney.

JoAnna: Arrange drop-off and pick-up of dumpsters with Albright. Work with Trash Bash Committee to develop a schedule for manning the dumpsters, and distribute the schedule to the Board. Arrange for a charity to pick up remaining swap meet items.

**Next Meeting date and place:** The next meeting of the Board will be held at 7:00 pm on Tuesday, May 21, 2013 at JoAnna Halda's home.

## **Adjournment**

**A motion was made by Debbie to adjourn the meeting at 9:40 p.m. It was seconded by Joanne Sisteck, and carried unanimously.**

Minutes submitted by:

Joanne Sisteck, BTRHOA Secretary

Approved by: