

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

August 13, 2013

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Debra Quella at 7:10 PM on August 13, 2013 at the home of JoAnna and Chuck Halda. Debbie Quella took the minutes for this meeting.

Present:

Present were: JoAnna Halda, Debbie Quella, and Carol Alexander.

Excused: Kirby Ross and Joanne Sistek

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

JoAnna Halda motioned to approve the minutes of the July 24, 2013 BTRHOA Board meeting. Carol Alexander seconded and the motion carried unanimously.

Debbie advised that the terms of two Board members, JoAnna Halda and Kirby Ross are due to expire, and will need to be filled. JoAnna said that she would be willing to serve an additional term, and would put her name in for nomination. The Board will follow up with Kirby on his interest in being re-nominated. Debbie said she would contact Louise Leone to ascertain her interest in nomination. Carol said that Mark Winkler might also be interested. Debbie will prepare an e-mail for Dale to send to residents, requesting nominations.

Treasurer's Report

Due to Kirby's absence from the meeting, May, June and July reports were not reviewed.

Committee/Project Reports and Board Assignments

Neighborhood Clean-Up / Adopt-a-Road: JoAnna Halda will convene the Committee and work with them to plan this event scheduled for 10:00 to noon on October 12. JoAnna will check out the existing supply of vests and trash bags, and order more from the County, if necessary.

Architectural and Environmental Control Committee: Deb will work with contractor to get saplings removed from the south side of Burning Tree Drive and Burnt Oak Drive blind spot. JoAnna contacted Margo Knutson, who said she would talk with the President of their HOA (one of three at Kelty Farms). JoAnna has not heard back from her so will follow-up.

JoAnna asked Joe Rouse to follow-up on whether a building permit was ever obtained for the bicycle track. She has not heard back from Joe and will follow-up with him.

Fire Mitigation: Nothing new to report.

Well Adjudication: Nothing new to report.

Community Planning/Zoning: Debbie will look into whether the Rural Water Authority May 11, 2013 presentation made by a hydrologist on the status of aquifer levels was posted to their website. If it is, Debbie will route the link to the Board and include it in the next quarterly newsletter.

Old Business

Covenants Update: Due to scheduling conflicts the Board has agreed to postpone soliciting signatures until October. Debbie will contact Scott Zahorik and Mary Benedict to ask whether they still have an interest in proposing amending the covenants to permit poultry and/or 4H project animals. If there is an interest, Debbie will ask that they draft language supporting their request, and proposed amendment language.

Opinion Letter: Kirby will update the Board at the next meeting.

Franktown Development: Carol Alexander will follow-up with Curtiss to see if she can find out the address for the developer's website. JoAnna spoke with Richard Love who said that something is stirring. Jennifer Drybread has organized a meeting to be held on August 26 at 6:30 or 7:00 at the Franktown Firehouse for Deerfield residents. Richard said something was on the helpfranktown.org website about this. He said that the information Charlotte Mirabella provided at the last meeting about the impact of the proposed development on Franktown water supply was very persuasive. JoAnna will talk with Mike Mullinnix about any updates he might have on the proposed development.

Newsletter – Debbie Quella will write something for the next Newsletter cautioning residents to maintain a vigilant eye and call the Sheriff about any suspicious activities in the neighborhood, given the recent burglary, and motorized vehicles being run in the open space. She will also disclose the September 30 date for the upcoming annual meeting of the BTRHOA. Also included will be a notice about the mowing of the bridle paths, and a recommendation that residents eliminate noxious weeds and keep grasses mowed to reduce the risk of fire and keep the neighborhood up to aesthetic standards. Lastly, JoAnna Halda will be the featured Board member in the introduction to the board paragraph.

Policies and Procedures: Debbie will finalize the draft of the revised Policies and Procedures and circulate to the Board for comment. The document will be finalized and copied to hand out at the Annual Meeting.

New Business

Annual Meeting: JoAnna will call and e-mail County Commissioner Roger Partridge and Sheriff Weaver to invite them to our annual meeting. Debbie will contact Jennifer Drybread and Charlotte Mirabella and invite them to attend to discuss the proposed Franktown development. Our BTRHOA Annual Meeting will be September 30, 2013 from 6:30 – 9:00pm. Debbie will prepare the agenda and the notice and hand-off to Joanne Sistik to print, stuff and mail them. Prior to the meeting, Debbie will prepare a 2013 Board accomplishment document. Kirby will prepare a 2013 budget summary, and a proposed budget for 2014. The revised Policies and Procedures, as well as the proposed amended covenants will also be available as hand-outs. The 2014 Directory will also be handed out. Carol also suggested bringing copies of the newsletters.

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

Joanne Sistik will update the directory and reprint. Needs to be done for distribution at the Annual Meeting.

Holiday Party: As Chair of the Hospitality Committee Joanne Sistik will be asked to convene the committee to determine a date and location for the 2013 Holiday party, and begin planning.

Assignments:

Debbie: Review and write draft language changes for the Policies and Procedures. Write notice, agenda and year-in-review 2013 summary for the annual meeting. Write 3rd quarter newsletter.

Joanne: Re-do Directory and get printed. Mail out formal notice to all HOA residents announcing the Annual meeting, along with the meeting agenda. Convene the Hospitality Committee to identify a location and date for the 2013 BTRHOA Holiday party, and begin planning for the event.

Joanna: Provide Debbie with a biographical paragraph to include in the 3rd quarter newsletter. Obtain from Margo Knutson the names of presidents of the three Kelty Farm HOAs for the purpose of discussing slash along the portion of Burning Tree Drive that borders Kelty Farms. Call Curtiss and/or Judy to ask for the name of a county person to contact regarding beetle kill trees in the easements. Call Richard Love to obtain any updates on the proposed Franktown development.

Carol: Find out the web address for the website established by the Developer of the proposed Franktown development.

Kirby: Secure opinion letter from attorney. On going

Next Meeting date and place: The next meeting of the Board will be held at a time and date to be determined at the annual meeting on September 30.

Adjournment

A motion was made by Carol Alexander to adjourn the meeting at 9:26 p.m. It was seconded by JoAnna Halda, and carried unanimously.

Minutes submitted by:

Joanne Sisteck, BTRHOA Secretary

Approved by: