

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Annual Meeting

September 23, 2014

Opening:

The Annual meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Debra Quella at 6:37 PM on September 23, 2014 at the Franktown Fire Hall, Franktown, CO. Joanne Sitek took the minutes for this meeting.

Board and Guest Introductions (Debra Quella, BTRHOA President): Debra introduced the HOA Board and Guest Speaker, Tony Spurlock, Douglas County Sheriff. She advised that Jo Anna Halda, BTRHOA Board Vice President sent her regrets that she was unable to attend the Annual Meeting, and that due to conflicting commitments, newly-elected Douglas County Commissioner, Dave Weaver, was also unable to attend.

Community Safety Update (Tony Spurlock, acting Douglas County Sheriff): Mr. Spurlock thanked the HOA for inviting him to attend the BTRHOA annual meeting, and advised that he will be running for DC Sheriff in the election to be held in November 2014. He stated that due to his years of service as a Deputy with the DC Sheriff's office, he is familiar with the needs of the county and the issues it faces. He began by stating that the Franktown area continues to enjoy its history of low traffic infractions and crime (which most commonly consists of burglary). He advised that information about crimes in Douglas County is available to the public on their website, and recommended reviewing it from time to time. He suggested that residents always talk to strangers through the door and resist opening the door to them. In response to a question posed by an attendee, he discussed residents' rights under the Self-defense statute.

A question was raised about citizens' responsibilities in the event they hit a deer. Mr. Spurlock advised that under statute the hit must be reported, and that police will tell the person who hit the deer to notify their insurance carrier. A hit deer may only be taken for personal use if the person taking it has a tag for it from the Wildlife Commission. He added that citizens may put a fatally injured deer down provided that it is done in a safe manner..

Mr. Spurlock advised that in 2014 the Sheriff' Office's Emergency Management division became available to participate in community service programs to address fire mitigation, and he highly recommends calling them with questions and requests for assistance. They believe the issue of clean-up and mowing could be particularly important when the increased undergrowth promoted by the unusually wet 2013-2014 winter becomes dry and brittle. He said that the County has funding available for fire mitigation and that assisting communities with their clean-up provides their trainees with good experience.

Mr. Spurlock was asked what residents should do in the event cattle wander into Burning Tree Ranch from the large-acre property adjacent to the subdivision. He said

to call the Sheriff at 303-660-7500 to be connected to a dispatch, who will alert the proper authorities to identify the owner of the cattle.

Proposed Franktown Development Update (Mike Mullinnix): Mr. Mullinnix advised that the developer has resubmitted their application, but that the county has not yet scheduled a public hearing. The Franktown Citizens Coalition submitted a list of their requests and concerns to the county (including water), and the developer has given their word that they would not be taking water from the Dawson aquifer. The developer is continuing to work with the Pinery on a sewage line. Mr. Mullinnix reminded attendees to visit www.helpfranktown.org for up-to-date and archived information about the development. Debra advised that the BTRHOA Board submitted a letter of concerns/requests to the County, and further encouraged residents who have not yet protected their water rights through adjudication of their wells to contact Curtiss Wonsik for assistance and more information.

2014 and 2015 Treasurer's Report (Mark Winkler, Treasurer): Mr. Winkler presented the 2014 Annual Treasurer's Report and the Board-approved 2015 budget. He cited a savings made by changing insurance companies for the HOA's liability insurance, and advised that expenses were otherwise in line with forecast. The Board does not anticipate any unusual expenditures for 2015.

Year In Review and Committee Updates (Debra Quella, President): Debra summarized the year in review, highlighting the newly-revised and Board approved Policies and Procedures. She explained that while an attorney's opinion letter advised that formal Policies and Procedures are not statutorily required by an HOA that does not own common property, the HOA Board believes there is value to the community to maintain a document which outlines expectations from HOA officers and residents alike, as well as procedures to be followed by the HOA and residents to encourage those expectations are met. To that end, the majority of the few revisions were to bring the document in line with the attorney opinion letter, while maintaining the value of the previously-written procedures. Lastly, in response to requests made at previous Annual meetings, the Board included a new process for making proposed changes to the BTR Protective Covenants.

Debra advised that the Board continued to secure signatures for the proposed Fourth Amendment to the Covenants. However, after many man-hours of calling, and going door-to-door, they are still just shy of the sixty-six and two-thirds votes required to make the changes.

Debra reminded attendees that all residents are welcome to attend the monthly Board meetings. She thanked those who have served on committees and helped with various activities and projects. She welcomes ideas for the quarterly newsletters and thanked Dale Goulette for his personal commitment to maintaining the BTR website, and sending important notices, alerts, and newsletters to e-mail addresses of all residents in our BTR community.

Joanne Sitek, Chair of the Hospitality Committee, advised there are new neighbors in Burning Tree Ranch. There are also several homes for sale in BTR. She also advised that the Hospitality Committee would soon be planning the upcoming annual BTR

Holiday party and asked for volunteers to host this year's party (there were none at the meeting). Debra encouraged attendees to participate in the Adopt-a-Road clean-up project coming up in October, reminding them that participating high school students can earn community credits required for graduation. Debra, Chair of the Fire Mitigation Committee, advised that in spite of the unavailability of grant money to BTR this year, BTR residents have continued their diligent efforts towards wild fire mitigation. The Board assisted in those efforts by 1) sponsoring a neighborhood meeting for residents to hear guest speakers from the Colorado State Forestry Department, Open Space rangers, and USDA, 2) mowing the grass in the bridle paths, and sending various communications regarding fire mitigation, disease and insects harming the trees, and warnings issued by the county. It was noted by a couple of attendees that insurance companies are inspecting their properties, and threatening to not renew policies if their requested fire mitigation efforts are not met.

An attendee noted that the BTR website requires updating. The Board agreed, and has it on their agenda to address again at an upcoming meeting.

Nomination and Election of Board Member. Debra advised of the expiring term of one Board member, and asked for nominations to fill the three-year term position, noting that Joanne Sistek, the outgoing Board member, had offered to serve another term on the Board. Debra advised that no nominations had been submitted during the month since nominees were requested in the annual meeting notice. No additional nominations were made at the annual meeting. Therefore Debra moved to elect Joanne Sistek to serve another three-year term. Mike Mullinex seconded the motion, and the motion carried unanimously.

Open Forum:

The problem of incessant barking dogs was brought up. It was suggested that, first and foremost, the complainant should talk to their neighbor. If the problem cannot be resolved, complainants may contact the DC Sheriff's Animal Control or the HOA Board for assistance.

Debra advised that over the past few years, there has been discussion from those in favor of and those opposed to amending the Protective Covenants to permit specific livestock such as goats and sheep for 4-H projects, and to permit raising chickens in alignment with county regulations. BTR resident, Rob Funk, who has worked closely with DC 4-H for several years, provided an educational presentation regarding 4-H, advising that raising chickens as a project has sky-rocketed in 4-H. He addressed questions such as how many birds are permitted on each property (the Douglas County website states that residents may have up to 30 hens on property with 2.3 -8.9 acres, and that roosters are expressly prohibited). He also advised that generally, 4-H kids are only raising 1-2 animals. Discussion followed, with opinions and justifications offered by both those in favor and those opposed to amending the covenants, including the observation that a rooster and chickens have been heard in the neighborhood. BTR Board VP Carol Alexander facilitated the discussion reminding attendees that the existing Covenants, which should be honored and complied with, currently prohibit poultry, sheep and goats, a restriction that was put in place when BTR was first developed. Recognizing that neighborhood demographics and times change, she

invited those who would like to see those restrictions in the covenants changed, to follow the procedures for amending the covenants. She said that as stated in the Policies and Procedures, the Board will assist those who have an interest in spearheading proposed changes to the covenants.

Additional concerns noted by HOA homeowners were the following: 1) failure of some homeowners to park motor homes and/or RV vehicles inconspicuously on their property according to current covenants; 2) young children/adolescents riding motorcycles not street licensed on public roads in subdivision and/or in open space area; and 3) shooting of firearms on target practice range on private property when the PROPOSED fourth amendment to the HOA covenants which would permit shooting of firearms is not currently approved.

Adjournment

A motion was made by Debra Quella to adjourn the meeting at 8:28 p.m. It was seconded by Carol Alexander and carried unanimously.

Minutes submitted by:

Joanne Sistek, BTRHOA Secretary

Approved by: