

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

March 18, 2014

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 March 18, 2014 at the home of Mark and Denise Winkler. Joanne Sistek took the minutes for this meeting.

Present:

Present were: Debbie Quella, Joanne Sistek, Mark Winkler, and Carol Alexander.

Excused: JoAnna Halda

Agenda:

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

Approval of Minutes:

The Board reviewed and discussed the minutes from its meeting held on February 18, 2014.

Deb Quella motioned to approve the minutes of the February 18, 2014 BTRHOA Board meeting. Mark Winkler seconded, and the motion was carried unanimously.

President's Report:

Debbie received an email inquiring about the permissibility of placing a temporary dumpster on their property to use as they prepare the property/home for sale. Debbie advised there was nothing in the covenants to prohibit the temporary placement of a dumpster, but suggested that the dumpster be hidden from view as much as possible.

Treasurer's Report:

Mark Winkler submitted the Treasurer's Report for February 2014 for the board's review and discussion.

Debra Quella motioned to approve the February 2014 Treasurer's report. JoAnna Halda seconded, and the motion was carried unanimously.

Mark also discussed the Homeowner's liability insurance renewal policy and the annual premium of \$680.00. While this amount is fairly consistent with premiums the HOA has

been billed in the past, this year it was itemized, and Mark questioned the insurance company about \$200+ which was shown to be a fee. He learned that the insurance company requires a minimum amount be paid per year, and this “fee” is the difference between the actual cost of the coverage, and the “minimum” required to be paid. After discussion, there was consensus of the Board to shop around for a more reasonably-priced policy that provides terms of coverage at least comparable to coverage currently in effect. Mark advised that our existing insurance provider permits paying the premium via monthly installments at no additional cost, adding that this would give us the flexibility to shop for a more favorable policy without having to pay the full premium on our existing policy. Mark agreed to send a check on Wednesday, March 19, 2014.

Debbie motioned to approve making monthly payments to the company providing the HOA’s current insurance policy, until such time as a more favorable policy is found and implemented. Carol Alexander seconded and the motion carried unanimously.

Committee/Project Reports and Board Assignments

Hospitality: Joanne Sistek emailed Mr. Fisher to ask him for a good time to come over and greet him and answer any questions about Burning Tree Ranch and to give him a directory and information about joining the association. Joanne will make a second attempt to get in touch with him.

Neighborhood Clean-Up / Adopt-a-Road: Nothing to report.

Trash Bash/Swap Meet/Picnic: Nothing to report.

Architectural and Environmental Control Committee: Mark Winkler spoke with a Douglas County engineer and was told that no permit is required for temporary alterations to land; a low-impact permit is required for permanent alterations. A permit is required if a resident moves greater than 50 cubic yards. Deb asked Mark to outline what he learned from the DC County Engineer and send it to the Board.

Mark also walked the open space during the week of March 10, 2014, and found no trash or new off-road tracks or ruts other than existing ones. He saw a few new tread marks on the east side of the ravine.

Fire Mitigation: Debbie contacted Colorado State Forestry and confirmed that Meg Halford will be a guest speaker at the HOA’s fire educational meeting to be held on April 8 at JoAnna Halda’s house. Debbie said she will also call Tom Welle, Senior Ranger for DC Open Space and invite him to speak, as well. Deb will prepare an invitation to this meeting for Dale to e-mail out to all BTR residents. The Board discussed having guest speakers address at least the following topics: fire department expectations with respect to clearance of property to allow for clear emergency access to individual properties; grant funding; problem with dead trees along the BTR roadways; evacuation responsibilities (time frame for evacuating); Code Red registration; insurance with respect to fire mitigation and coverage when there is a fire; who is the POC for emergencies and who gives the “all clear notice?”

Debbie spoke with Kristin at the Colorado State Forestry Department about the Board's project to review and make any necessary revisions to the CWPP, asking if there are any new laws or regulations that have been implemented which should be incorporated. Kristin offered to review BTR's CWPP and get back to Debbie with recommended changes.

Joanne Sistek advised that she received a phone call from a man about a company he used to cut down beetle-infested trees and highly recommends. She will bring that information to the next board for consideration for publication on the BTR website.

Well Adjudication: Nothing new

Community Planning/Zoning: Debbie shared Mike Mullinnix's update on the proposed Franktown Development with the Board. The developer has still not submitted a revised application. Nothing else new to report

Old Business

Covenants Signatures Update: Deb, Carol and Joanne will continue to work on obtaining signatures agreeing to proposed amendments.

Website: Dale, Deb and I will make a date to get together and discuss updating the website.

Policies and Procedures: The Board will dedicate an upcoming meeting to review the Policies and Procedures for Carol suggested we have a session at our next meeting to discuss policies and procedures and review whether we need them anymore. Deb will send us copy of the Policy and procedures before next meeting.

New Business

2014 Dues Invoicing: Mark advised he has received 2014 annual dues payment from 29 residents as of March 18, 2014. Joanne will compile a list of respondents who had an interest on being on committees.

Assignments:

Debbie, Joanne Sistek, and Carol: Continue getting signatures for covenants.

Joanne: Welcome the new neighbors at 8949 Burning Tree Drive. Prepare a list of respondents on who want to be on various committees, and provide to the Board prior to its next meeting. Send follow-up letter to residents who have not responded to original HOA invoice. Type on top of original notice that this is a follow up request for HOA dues.

Carol: Send the email to us about the Douglas County Master Plan.

Deb: Invite Tom Welle to speak at our April 8 fire education meeting, and confirm the meeting date and time via email to Meg. Prepare an invitation to the April 8 meeting for

Dale to send via e-mail to all BTR residents. Send an email to the pest control business wanting to place an ad on the BTRHOA website.

JoAnna: Ask Roger for update on fracking in Douglas County. Follow up with county on recycling business in Franktown.

Mark: Provide Joanne Sisteck with list of people who have not paid dues for 2014, so that Joanne can mail a second notice to them.

Next Meeting date and place: The next meeting of the Board will be held on April 15, 2014 at 7pm at JoAnna Halda's home.

Adjournment

A motion was made by Mark Winkler to adjourn the meeting at 9:25 p.m. It was seconded by Joanne Sisteck, and carried unanimously.

Minutes submitted by:

Joanne Sisteck, BTRHOA Secretary

Approved by: