

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

July 22, 2014

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 July 22, 2014 at the home of Chuck and JoAnna Halda. Joanne Sistek took the minutes for this meeting.

Present:

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

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 May 27, 2014.

Mark Winkler motioned to approve the minutes of the May 27, 2014 BTRHOA Board meeting with changes discussed at the July meeting. Debra Quella seconded, and the motion was carried unanimously.

President's Report:

Debra received a letter from Rob Edwards, Copperleaf Homes, requesting a copy of the covenants in preparation for building a custom home on a property in the process of being purchased. Debra requested the physical address of the property when she sent the covenants.

Treasurer's Report:

Mark Winkler submitted the Treasurer's Report for May and June 2014 for the Board's review and discussion.

Debra Quella motioned to approve the May 2014 Treasurer's report. Carol seconded, and the motion was carried unanimously.

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

To date 47 lots have paid dues for the 2014.

Committee/Project Reports and Board Assignments

Hospitality: Nothing new to report.

Trash Bash/Swap Meet/Picnic: Approximately 19 households attended the picnic and/or the trash bash. Dave Weaver, Douglas County Sheriff, and his wife made a brief appearance at the picnic. A number of residents donated items for the swap meet, and quite a few of those items found new homes with other BTR residents. The Lupus Foundation will be taking the remaining items that were not claimed by anyone.

Neighborhood Clean-Up / Adopt-a-Road: The Board decided on the date of October 11th from 10:00 – 12:00 noon for our annual Neighborhood Clean up. We will meet at JoAnna's house at 10:00am. Debbie will prepare an announcement to put in the newsletter and to send via e-mail to residents.

Architectural and Environmental Control Committee: The board discussed a comment made by a BTR resident that a rooster was heard in our neighborhood. The board discussed that not only are poultry of any kind prohibited by BTR covenants, but that roosters are expressly prohibited by Douglas County regulations for subdivisions such as ours. JoAnna will follow up for more information and/or evidence.

Fire Mitigation: The bridle path has been mowed and paid for. Debra will obtain from an arborist an estimated cost for making a chipper/shredder available this fall to interested homeowners for a day, and for cutting down and removing dead trees in our development. Debbie will route an e-mail to residents asking for interest in utilizing the chipper/shredder and/or the arborist's services for tree removal. JoAnna will call the Fire Department and ask if they lend their services to cut down dead trees in the subdivision.

Well Adjudication: Curtis' article on well adjudication was put in the latest Newsletter.

Community Planning/Zoning: No new updates.

Old Business

Covenants Signatures Update: Efforts continue to solicit signatures. Debbie, Joanne and Carol will meet to discuss how many signatures we have, and how many more are needed to have 66 2/3 approval.

Website : The Board approved posting to the website contact information about a housekeeper who was recommended by a resident. It further agreed that recommendations made by residents for contractors with whom they have had a positive experience do not require Board approval for posting to the website. Debbie will let Dale know that recommendations by residents are ok to put on the website, and specifically that it is ok to post the recommendation for the housekeeper.

Dale identified that a hacker had gained access to the BTRHOA email addresses and was using them to send out spam. He changed the passwords and strengthened the level of SPAM and anti-virus protection. He also changed the admin passwords. He will monitor and keep the Board posted.

Policies and Procedures: The Board will dedicate an upcoming meeting to review the Policies and Procedures. 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 the next meeting.

New Business

Annual Meeting: The Board tentatively set the date of 23 September 2014, for our Homeowner's Annual Meeting. Debbie will contact the Franktown Fire Station to secure a conference room.

Newsletter – Carol Alexander will be highlighted in this quarter's Newsletter; she will send Debbie a write-up. There will also be info on our annual Neighborhood Clean-up/adopt-a-road project, as well as an announcement of our Homeowner's Annual Meeting.

Deb is sending a letter to one of our residents asking them to remove the mattresses from their front yard.

Assignments:

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

Joanne: Set up meeting with Carol and Deb to figure out how to get signatures for covenants.

JoAnna: Follow up on evidence of roosters. JoAnna will also talk to Scott about cleaning up his property. JoAnna will write a piece on the trash bash letter to put in the Newsletter.

Deb: Write a letter to the neighbor concerning mattresses on their front lawn. Secure a conference room at the Franktown Fire Station for the annual BTRHOA meeting. Write the announcement for the annual meeting, and a draft agenda for it. Draft the newsletter. Contact the arborist regarding hiring him to run the chipper/shredder, and giving an estimate to taking down and removing dead trees in the neighborhood, and send an e-mail to residents asking for sign-ups of those wanting to utilize his services.

Mark:

Next Meeting date and place: The next meeting of the Board will be held on August 19, 2014 at 7pm at JoAnna Halda's home.

Adjournment

A motion was made by Debra Quella to adjourn the meeting at 10:03 p.m. It was seconded by Mark Winkler and carried unanimously.

Minutes submitted by:

Joanne Sistek, BTRHOA Secretary

Approved by: