

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

August 19, 2014

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Debra Quella at 7:08 PM on August 19, 2014 at the home of Chuck and JoAnna Halda. Joanne Sisteck took the minutes for this meeting.

Present:

Present were: JoAnna Halda, Debbie Quella, Joanne Sisteck, 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 July 22, 2014.

Carol motioned to approve the minutes of the July 22, 2014 BTRHOA Board meeting. Mark Winkler seconded, and the motion was carried unanimously.

President's Report:

There are currently 4 properties for sale in Burning Tree.

Treasurer's Report:

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

Debra Quella motioned to approve the July 2014 Treasurer's report. Joanne Sisteck seconded, and the motion was carried unanimously.

Mark reported that we currently have 47 residents who have paid HOA dues for 2014.

Committee/Project Reports and Board Assignments

Hospitality: Think about what we will bring to Annual Meeting for refreshments. Deb confirmed the room for the Annual Meeting.

Trash Bash/Swap Meet/Picnic: Mark reported that we still haven't received a bill for the dumpsters.

Neighborhood Clean-Up / Adopt-a-Road: The board decided that we will have the usual donuts and coffee in the morning before starting with the clean-up. JoAnna said that there are adequate quantities of orange vests and bags from last year's event. The event and its details will be communicated in the next newsletter, and via e-mail flyers, as well as the sign, one week in advance of the event, which is still scheduled for Saturday October 11.

Architectural and Environmental Control Committee: The Board discussed three covenant infractions that have been verbally brought to their attention, one involving complaints from residents disturbed by a rooster crowing from a BTR property, and two involving trash and/or debris that are visible from the road. Owners of the three properties will be contacted by one or more Board members regarding the infractions.

Fire Mitigation: Debra advised she had left a message with the contractor who has the chipper/shredder, but had not heard back from him yet. She will route the e-mail to residents polling for interest once she has been given a price quote from the contractor. JoAnna advised that she contacted the Fire Department to ask if they lend their services to cut down dead trees in the subdivision. They advised that at this time it is currently not feasible.

Well Adjudication: Nothing new.

Community Planning/Zoning: Franktown Development: The lack of funding for CDOT to make road improvements or widening on Highways 86 and 83, as well as water issues may be obstacles sufficient enough to prevent the proposed Franktown development from occurring anytime in the near future. The Board will ask Mike Mullinnix to provide an update and handout, if possible, on this development at the annual meeting.

Old Business

Covenants Signatures Update: Efforts continue to solicit signatures. Debbie, Joanne and Carol will meet to schedule a time with Dale to solicit signatures.

Website:

Policies and Procedures: Debra will finish re-drafting the policies and procedures and route to the Board to finalize at the September 9 Board meeting, after which Board members will sign and copy for distribution at the annual meeting.

New Business

Annual Meeting: Debra advised that she secured the venue for the meeting on 23 September at the Franktown Fire Hall between 6:00 and 9:30 PM. Topics to be discussed at the Annual Meeting this year will include the President's Year in Review, and the Treasurer's Annual Budget Report and forecast for the next year. JoAnna will invite Dave Weaver (County Commissioner) and Tony Spurlock (County Sheriff) to

speak and providing relevant updates, and Mike Mullinnix will be invited to provide an update on the proposed Franktown development. New Board-approved Policies and Procedures will be distributed. The Holiday Party date and location will be announced (if secured), and participants will be invited to participate in an open forum discussion at which topics of interest, concerns and suggestions may be raised. Lastly, nominations to fill one three-year term position for a Board position (currently held by Joanne Sistek) that is expiring at the end of 2012 will be accepted and voted upon. Joanne advised that she would put her name in to be nominated. As always, Board members will bring cookies and beverages, and are asked to arrive at 6:00 for set-up.

Newsletter – Carol Alexander will be highlighted in this quarter’s Newsletter; she will send Debbie a write-up. There will also be info on October’s annual Neighborhood Clean-up/adopt-a-road project, as well as announcements on the Homeowner’s Annual Meeting and Holiday party.

Assignments:

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

Carol: Contact Dale about setting a day and time to notarize signatures.

Joanne: Write the announcement for the annual meeting, and mail it out by the end of August to all residents.

JoAnna: Invite new Douglas County sheriff and Commissioner to be guest speakers at the Annual Meeting.

Deb: Communicate with residents regarding covenant infractions. Draft the newsletter. Finish Policies and Procedures and send to board for review. Follow up with the arborist regarding hiring him to run the chipper/shredder, and giving an estimate to taking down and removing dead trees in the neighborhood, then send an e-mail to residents asking for sign-ups of those wanting to utilize his services.

Mark: Prepare Annual Budget report for Annual meeting and draft a forecast for 2015 for discussion at September’s Board meeting.

Next Meeting date and place: The next meeting of the Board will be held on September 9, 2014 at 7pm at JoAnna Halda’s home.

Adjournment

A motion was made by Debra Quella to adjourn the meeting at 9:43 p.m. It was seconded by JoAnna Halda and carried unanimously.

Minutes submitted by:

Joanne Sistek, BTRHOA Secretary

Approved by: