

# **BURNING TREE RANCH HOMEOWNERS ASSOCIATION**

## **Board of Directors Meeting**

**April 21, 2015**

### **Opening:**

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Carol at 7:00 PM on April 21, 2015 at the home of JoAnna. Joanne took the minutes for this meeting.

### **Present:**

Present were: Debra Quella, Joanne Sisteck, Carol Alexander, Mark Winkler and JoAnna Halda.

### **Agenda:**

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

### **Approval of Minutes:**

Joanne motioned to approve the March 17, 2015 Minutes. Debbie seconded, and the motion was carried unanimously.

### **President's Report:**

Carol informed us that she read the Douglas County draft revisions on roadway design and construction standards for any specific ramifications for Franktown and/or BTRHOA. The changes proposed were generic for the entire county and appeared to be constructive, worthwhile clarifications, thus they did not require any further commentary from the BTRHOA President.

Carol received two detailed letters this month from prospective buyers asking about the quietness of the community from dirt bikes and/or guns, enforcement of covenants relative to potential violations such as RVs and/or multiple vehicles/equipment visibly placed on property without privacy fences and/or landscaping to hide such items, the ownership of various animals other than horses, and effectiveness of the Architectural Committee in addressing/approving construction projects. Carol responded to both inquiries and provided clarifying documentation. She sent both individuals a copy of the existing covenants, along with current policies/procedures outlining the process by which residents can amend the covenants. She also shared how residents can request a variance via the Architectural Committee, if appropriate, for circumstances due to unique variables/constraints/features that do not impose hardships for surrounding neighbors and/or diminish property values. The Architectural Committee has final

authority relative to approving construction projects and/or requested variances. Both people wrote letters of appreciation for her thorough, straightforward answers.

### **Treasurer's Report:**

Mark submitted the March 2015 Treasurer's Report.

Debbie motioned to approve the March 2015 Treasurer's Report. Joanne seconded, and the motion was carried unanimously.

Dues summary: Mark reported that we currently have 42 residents who have submitted HOA annual dues.

### **Committee/Project Reports and Board Assignments:**

Hospitality: Joanne will greet new residents who bought the Shillings' former home.

Trash Bash/Swap Meet/Picnic: JoAnna called 4 vendors for the dumpster. JoAnna chose a company named "Roll Off" (the best price of the 4) and reserved 2 dumpsters. The dumpsters will be delivered Friday before the Trash Bash. We will again have a swap meet at the trash bash. JoAnna will coordinate who will man the dumpsters. We talked about having pulled pork and brats for the picnic this year.

Neighborhood Clean-Up / Adopt-a-Road:

Architectural and Environmental Control Committee:

Mark sent a letter to the property owners who built 2 sheds. They sent a variance request to the architectural committee. There has been no response to Mark's letter suggesting a privacy fence or putting the 2 sheds together. The residents requesting a new barn initially contacted Joe Rouse, a member of the Architectural Committee. They forwarded a copy of the proposed plan for the new barn to Committee members. The Architectural Committee approved the building with the stipulation that they do not encroach within a 25 ft. border from the neighbors.

Fire Mitigation: Dale sent out a notice of another Fire Mitigation meeting scheduled for May 2 in Parker at the Event Center.

Well Adjudication: Nothing new to report.

Community Planning/Zoning: Free mulch/slash opens on May 2.

### **Old Business**

Covenant Amendments: The property owners from lot 22 will get their notarized form to us. Lot 43 is completed. Follow-up is still occurring with several other neighbors by Joanne and Debbie.

## **New Business**

Debbie has not yet spoken to the owners of lot 55 about their invisible fence possibly encroaching on the bridle path. She will email us with results of her communication with them once she connects with them. She will also contact the owners of Invisible Fence to get data that will contribute to effective problem-solving and an effective solution should encroachment be verified.

## **Assignments:**

Carol: Follow up with new resident who volunteered for Architectural Committee and see if they would consider a different committee, since appointments for the Architectural Committee have already been finalized for 2015.

Mark: No assignment

Joanne: Update spread sheet for committees to add volunteers. Convene hospitality committee for planning trash bash picnic. Greet new neighbors. Follow-up with designated neighbors on signing of covenants.

Debbie: Follow up with dog fence stakes on bridle path. Follow up with neighbor relative to signing amended covenants. Note: Debbie can provide appropriate forms for Board members to give to residents to notarize if they approve of proposed amendments.

JoAnna: Schedule people to man the dumpsters for Trash Bash.

## **Next Meeting date and place:**

The next meeting date will be Tuesday, May 19, 2015 at 700pm at JoAnna Halda's house.

## **Adjournment**

Joanne motioned to adjourn the meeting at 920 p.m. The motion was seconded by JoAnna and carried unanimously.

Minutes submitted by:

Joanne Sistek, BTRHOA Secretary