

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

June 23, 2015

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Carol at 7:24 PM on June 23, 2015 at the home of JoAnna. Joanne took the minutes for this meeting.

Attendees:

Present were: Debra Quella, Joanne Sitek, 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 May, 2015 Minutes. Mark seconded, and the motion was carried unanimously.

President's Report:

Carol tried to call resident of Lot 11 about volunteering for a different committee than the architectural committee; but she was unable to reach them. She will continue to reach out. Carol sent out flyer to residents for volunteering for August 6-9, 2015 Douglas County fair and rodeo. Carol emailed the residents of lot 24 with Mark's information so they can contact the Architectural Committee when appropriate, concerning building an outdoor dog run/fence on their property.

Treasurer's Report:

Mark submitted the May 2015 Treasurer's Report.

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

Dues summary: Mark reported that we currently have 45 residents who have submitted HOA annual dues. No change

Committee/Project Reports and Board Assignments:

Hospitality: The Board needs more volunteers for next year's picnic associated with the trash bash. There were not enough people to help with clean up. We must assign people for tear down as well as set up. From an organizational perspective, it might be better to not have volunteers assisting with both the picnic and trash bash. Resources get stretched thin when doing both functions.

Trash Bash/Swap Meet/Picnic: Our Trash Bash was a success; but we have not received a bill yet from the vendor. We need to do a better job of getting contact information from brand new residents so they can receive timely communication about special events, such as the trash bash. This also allows them to clearly understand the rules associated with the usage of the trash bins, especially the requirement to be a current member of the BTRHOA.

Neighborhood Clean-Up / Adopt-a-Road: Nothing new yet.

Architectural and Environmental Control Committee Mark received a letter from the county on Lot #11 requesting approval for building a new home.

Debbie reported that the residents on lot 55 have removed the flags for their invisible fence from the bridle path. Carol advised that Mark and Debbie consider meeting with these residents and getting verification in writing that their fence has been moved so the information can be entered in the HOA permanent record. Documentation may be needed to prevent any potential litigation from accidents resulting from dogs spooking horses or people walking on the path, and for mowing purposes to prevent their fence wire from being severed. Instead, Debbie is going to write a letter to the Architectural Committee explaining what steps she took with the residents concerning the invisible fence and solutions she recommended; so there will be documentation in the files of action taken by the HOA.

Well Adjudication: Carol informed the residents of lot 24 on how to obtain additional water rights (well adjudication) and name of resident on Lot 57 to contact for assistance with the legal procedure.

Community Planning/Zoning: Nothing new to report...

Old Business

Debbie obtained a signature of the amended covenants from residents of lot 42. Joanne will follow up residents on lots 24 and 27 concerning signing of covenants. A new resident has also agreed to sign the covenants. Debbie will follow up with him. We are close to having enough signatures to make the amended covenants official.

Debbie procured a couple of quotes for mowing the bridle path. She contacted 2 people. One was Don who gave the same quote from previous years of \$300. He informed Debbie there were 2 downed trees and that we need to notify the owners and ask if we can move the felled trees to their property.

Carol made a motion we give Don Gilbert the contract for \$300. Joanne seconded, and the motion was carried unanimously.

Debbie is going to walk the property of the 2 owners of the felled trees. Mark will try to contact the residents of lot 55 tomorrow concerning the scheduled mowing of the bridle path. We will verify that there is no concern on their part about damage to the invisible fence from mowing.

There is nothing new to report on website clean-up or accessibility.

Carol suggested we do a poll of residents to see if there is any interest in renting a chipper for a group of residents in the neighborhood in order to dispose of dead branches/trees during a specified window of time, e.g. September or October, and to share associated expenses. If there is no interest

in such a project, we will support residents individually disposing of such materials by other appropriate methodologies.

New Business:

Debbie received another complaint from one of our residents, with a total of 2 resident complaints, concerning listening to a neighbor's woodpecker deterrent. The noise is very loud and consistent 24/7 year round on lot 21. Debbie called these residents and reached a resolution that the device would be turned off completely in non-woodpecker season. She will call the affected resident to see if the noise has diminished and/or stopped

Assignments:

Carol: Try again to contact resident on Lot 11 concerning switching to a different committee, since the Architectural Committee is full. Procure date and speakers for annual meeting. Call Douglas County staff on guidelines regarding the mowing of open space area. Follow-up with Debbie on to dos, such as Notice and Preliminary Agenda, for our Annual meeting.

Mark: Walk the bridle path; call the residents on lot 55 about the scheduled mowing of the bridle path; find out if they have wire on the bridle path; clarify if wire needs to be cleared for mowing purposes to prevent any damage; discuss easements/boundary perimeters associated with residents on each side of bridle path .

Joanne: Follow-up with designated neighbors on signing of covenants. Work on updated Directory for Annual Meeting.

Debbie: Write email to Mark with history of trying to contact residents of lot 55 concerning invisible fence. Follow up with Kristen on status of CWPP; and ask if she could be a speaker at our Annual Meeting. Follow up with 2 people on covenants and send Carol a status report. Deb will walk path tomorrow to check fallen trees and contact the owners of the trees. Contact Mike Mullinex to update us on Franktown Development at Annual Meeting.

Next Meeting date and place:

The next meeting date will be Tuesday, August, 18 2015 at 700pm at JoAnna Halda's house.

Adjournment

Mark motioned to adjourn the meeting at 9:53 p.m. The motion was seconded by Debbie and carried unanimously.

Minutes submitted by:

Joanne Sistek, BTRHOA Secretary