

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

ANNUAL MEETING

September 23, 2015

Opening:

The Annual meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Carol Alexander at 6:45 PM on September 23, 2015 at the Franktown Fire House. Joanne Sistik took the minutes for this meeting.

Carol introduced the board and asked the audience to introduce themselves.

Attendee's:

Board members present were: JoAnna Halda, Joanne Sistik, Carol Alexander, and Mark Winkler.

Debra Quella was excused.

Carol introduced guest speaker, David Weaver, Douglas County Commissioner. He is currently serving a 4 year term. Mr. Weaver was the former sheriff and served almost 32 years in Douglas County. His education background is in management, ethics and criminal justice. He explained that his priorities are to maintain the highest quality of water, land and air in Douglas County. He began his talk by noting that Douglas County is one of the fastest growing counties in the U.S., with a population just shy of 315,000 people, and a lot of open space. He reported that 90% of the county residents think the commissioners are doing a fine job. Their primary goals are public and private safety. Mr. Weaver expressed that he is always happy to come talk to anyone and welcomed people to visit the Commissioner's office. He advised that there is a public session every other Tuesday.

Great strides have been accomplished in the last 18 months with water problems. He directed that water concerns or questions should be directed to Tim Murrell, Water Resources Planner.

Mr. Weaver covered other topics such as the new toll lane being constructed from 1-25 to Kipling. He reminded residents that the County has spent \$500-800 thousand a year to secure the exclusive use of a helicopter for such things as fire mitigation and search and rescue operations in Douglas County. Mr. Weaver then opened the forum for questions. Don Gilbert complained about people pulling out of the vet clinic onto Burning Tree Drive without looking, thus potentially causing an accident. Pat Moore expressed her concern with traffic speeding on Burning Tree Drive. Mr. Weaver suggested that the HOA contact the Traffic Department to assist with the resolution of these 2 issues. Mark Winkler asked if Titan Road west of Santa Fe is being widened and if the proposed Sterling Ranch development has been approved. Mr. Weaver stated the projects would be at least 20-25 years before completion. Discussion occurred about the new mall being built in Castle Rock and the overpass being constructed from the Meadows subdivision to 1-25. Mike Mullinnix asked if Mr. Weaver could confirm if a new COSTCO would be going into the new mall. Carol inquired about any updates on the Franktown development, and Weaver replied he had not heard anything new.

Carol introduced the next guest speaker, Tony Spurlock, Douglas County Sheriff. Mr. Spurlock has served Douglas County in a variety of roles for over 33 years. He started by stating that Douglas County is blessed with a relatively low crime rate, but he believes in strengthening partnerships between the community and law enforcement agencies. He explained that climate in law

enforcement is changing due to greater emphasis on civil unrest as well as domestic/international terrorism. Douglas County is being proactive in their strategic planning regarding these issues. A necessity for a faster response time resulted in the purchase of additional police cars and a consideration of new technology. Mr. Spurlock mentioned he was pushing for the UAV (drones), which are primarily for search and rescue services. This technology employs an Arial platform with 4 blades, cameras and a GPS. The UAV can be programmed to take photographs in a specific area. This resource can use the Arial for locating lost people with dementia and is capable of searching 160 acres in minutes. It can also be used in major crashes by launching an Arial platform to look for skid marks and perform measurements, which would save officers several man hours in taking measurements. The UAV can be used for forest fires by launching an aerial platform to pin point heat spots and deploy helicopters in a timely manner. These are controversial methods to some people who feel their privacy is being compromised; but Mr. Spurlock assured that none of the film footage will be permanently kept. Lutz Vater asked if the Sheriff would be willing to give a demonstration of the Arial platform sometime in the future. Mr. Spurlock is going to post the drone policy on the Sheriff's website. Any questions or concerns should be addressed to him.

For personal safety Mr. Spurlock reminded people to lock their cars even if we feel safe. Dale Goulette mentioned a growing bear infiltration and asked what action can be taken if a bear comes toward your house. The Sheriff's response was, if you feel endangered you have the right to protect your property or family, including the use of firearms and to call the sheriff right away. Another resident asked the Sheriff's opinion on the Concealed Carry law, and the sheriff encouraged people to apply for a permit. He concluded by encouraging everyone to come see what the county does.

Presidents report. Carol referred the participants to the 2015 handouts and reviewed the major accomplishments of the HOA Board. She announced there were 2 Board positions with expiring terms in 2016, necessitating a request for nominations from the floor. The 2 expiring positions are currently being held by Carol Alexander, President, and Debra Quella, Vice President. No nominations were forthcoming via mail prior to the meeting or at the meeting. Following the meeting both Carol and Debra indicated they were willing to serve another 3-yr term. Subsequently a ballot was mailed to members in good standing who attended the annual meeting. Both Carol and Debra were elected for another 3-year term by a majority vote.

Carol mentioned that during 2015 the neighborhood has welcomed a number of new residents. Younger people are moving in so we have a nice blend of older and younger residents. For remaining properties for sale she answered numerous questions from realtors posed from prospective buyers on issues such as noise factors, storing RVs, covenants, animals allowed in the subdivision, etc. Carol talked about high-speed internet issues. One potential buyer wanted to know about high speed internet options. The Board conducted a Survey which indicated 39 homeowners had great interest in obtaining high speed internet. Comcast was consulted; they advised that preliminary estimates showed it would cost up to \$12 thousand per lot to bring cable to each resident. Other solutions will continue to be examined. Carol said anyone who lives on the ridge and has access to visible transmission towers for internet service, may have other options such as Rise Broadband.

Carol advised that the HOA Board received 8 formal complaints of which none were new issues. They included such things as RV's being visible from the road, motorized vehicles on and off road, various noise related issues, visible debris on properties and bridle path issues.

Carol informed residents that our Policies and Procedures are still in effect. New people may email Carol to obtain a copy. A new goal for 2016 is to update our fire mitigation plan. Carol talked about the Legacy Pines development. There are 17 lots for sale of which 7 lots have been sold. Most are 5

acres in size. Someone asked if there was going to be an access thru our development to Legacy Pines. Mike Mullinnix said there were no plans for a permanent connection but only a fire access road.

A bulletin was sent out by the Douglas County Water Authority on an upcoming meeting, which will be on September 29th in the Commissioners Hearing room. Carol acknowledged all of the free handouts provided by the Colorado State Forestry Department, specifically referring to the handout about the sawfly. While there is minimal activity with the sawfly in Franktown during the Fall, it was suggested we watch our trees next June- August and call the Forestry Department if you would like them to come out and do an assessment for you. Minimal fee is approximately \$50. Tussic moth damage is big news, but again, not critical in Franktown. Pine and Bark beetles are common here and we need to remain vigilant and proactive in treating them. The early wet season this year made trees more susceptible to various diseases and pests.

Treasurer's Report: Mark Winkler; presented the 2015 annual Treasurer's Report. Dale Goulette motioned to approve the report. Jan Girard seconded and the motion was carried unanimously. **Budget for 2016.** Mark presented the proposed 2016 budget. Judy Wilson motioned to approve. Liz Burns seconded and the motion was carried unanimously.

Year-end report for Architectural Committee. Mark summarized the comments from the Architectural Committee paragraph contained in the 2015 Year In Review document. As noted there, all lots in the subdivision now have homes on them. Mike Mullinnix asked what the current policy is on requesting neighbor's approval before building new structures, adding that historically neighbors' input was informally sought prior to approving construction projects. Carol said that since there is nothing about this issue in the current Policies and Procedures, she stated that she would discuss with the Board to consider a written addition to the Policies and Procedures to include this.

Hospitality committee: Joanne Sistik shared that new neighbors were greeted by members of the Hospitality Committee. She also announced that the Lindbergs will be hosting the 2015 Holiday party the first weekend in December, and that official invitations would be forthcoming.

JoAnna Halda talked about the successful "adopt-a-road" and the "trash bash/annual picnic" events. It was reiterated that only dues-paying members of the HOA could use the dumpsters during the trash bash.

Fire Mitigation: Debbie is currently working with Kristen at the Colorado State Forestry Department to review the BTR Colorado Wildfire Protection Plan (CWPP) to update it with any recommended revisions. It is a 2016 goal to publish an updated CWPP and distribute it to all residents. Carol talked about fire alerts currently in effect throughout Colorado, and how open fires are now being banned. Examples mentioned were potential hazards caused by cigarette smokers, dirt bike sparks, and tools that might ignite fire.

Franktown Development: Mike Mullinnix reported on Franktown Development proposed for the SE corner of the Franktown intersection. Mike said that things move very slowly throughout the Fall. The developer has not wavered from their plan to install 286 homes. It is anticipated that final plans will be presented to the county by year end, and public hearings may occur in January or February 2016. If approved by County Commissioners, construction may commence in latter 2016 or 2017.

Web-site Update: Dale Goulette will be completely re-doing the website based on input received from the Board during 2015. Revisions will include new tabs clearly displaying content such as Board minutes, Treasurer's reports, covenants, event notices, community announcements, etc. This

project is slated for completion by mid-year 2016. Dale solicited suggestions for the website, and invited feedback.

Newsletters: The Board decided in 2015 to publish three newsletters a year, which generally are published in February, May, and August. Meeting participants were asked to send any content suggestions to Debbie Quella.

2016 Goals: Carol advised that the Board has been discussing goals for 2016 which to date include revision and distribution of the CWPP, updating the website, preparing checklists for tasks to be completed by each HOA board position and committee, and revisiting Policies and Procedures for update/revision.

Open forum For Member Comments: Judy Wilson inquired whether or not we are telling new residents about well adjudication and who to contact. Carol advised that all inquiries are directed to Curtiss Wonsik, and that the Hospitality Committee provides information about well adjudication when they greet new residents, and they are specifically encouraged to contact Curtiss Wonsik for assistance or with questions.

Mark Winkler motioned to adjourn the meeting at 9:30 p.m. The motion was seconded by Carol Alexander and carried unanimously.

Minutes submitted by:

Joanne Sistek, BTRHOA Secretary