

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

January 21, 2016

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Carol at 7:10 PM on January 21, 2016 at the home of Len & Joanne Sistik. Joanne took the minutes for this meeting.

Attendee's:

Present were: Debbie Quella, Joanne Sistik, and Carol Alexander. Doug and Debbie Ostby attended the meeting as guests.

JoAnna Halda and Mark Winkler were excused.

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: Debbie motioned to approve the minutes of October 20, 2015. Joanne seconded the motion. Mark had indicated his approval of the minutes via email prior to the meeting. The motion carried unanimously.

Carol, Debbie, and Joanne need to get together to finalize the Annual meeting minutes. The group decided to meet on the date of January 28th at Joanne's house at 4pm to refine the existing draft.

President's Report:

Prior to this meeting, Carol had asked Dale to send out an email to BTR residents announcing the proposed regulations by Douglas County for motorsport usage. The communication listed several opportunities where public comments could be made and, specifically, referenced an upcoming hearing on the 25th of January, 2016 in front of the Board of County Commissioners. Because of their great interest in this topic, Carol invited Doug and Debbie Ostby to talk about the regulations for motorsport usage proposed by Douglas County. Doug shared his perspective. A private landowner began to construct a large motorcycle/dirt-bike tract on their 35-acre land tract between Sedalia, Wolfensberger and the Plum Creek subdivisions. Neighbors and surrounding HOAs asked Douglas County to address the issue by proposing motorsport usage regulations before sanctioning such construction. Initially, the regulations focused on large acreage tracts rather than small lots such as those in Burning Tree Ranch. During subsequent testimony, concerned individuals began to ask that the regulations address smaller acreage tracts as well, since many of the problems such as noise levels, amount of dirt or fill needed to be moved to construct a tract, possible de-vegetation, lack of operational limits on numbers of riders or hours of use, and setbacks from property lines are the same despite the size of the acreage involved. Doug described the 3 primary motorsport categories that the regulations are currently addressing.

1. Accessory Motorsports: Property with established principal residence, zoned Rural Residential, large rural residential or Ag-one, 4.5 acres or greater that are for personal motorsport use requiring movement of dirt or fill less than a cumulative total of 50 cubic yards. There is no restriction on the use of vehicles for agricultural or land management purposes.
2. Private Motorsports Facility: Property is 35 acres or larger with an established principal residence. Track is still for personal motorsport use requiring movement of dirt or fill greater than or equal to a cumulative total of 50 cubic yards.
3. Public Motorsports Facility: Motorsports facility tract for public use in commercial, light industrial and general industrial zone districts.

Doug created a handout with details of the 3 categories proposed above. Both he and his wife, Debbie, believe it is important for the residents of BTR to be aware of the proposed regulations and to explore pros and cons of such motorsport usage in terms of their impact on residential living within our community. Our BTR covenants state that our lands shall be developed and maintained as a desirable rural residential area so the natural beauty, growth, native setting, and surroundings shall always be protected insofar as possible. HOA board members discussed non-biased ways to educate residents on this issue and to keep homeowners apprised of action on this issue by the County Board of Commissioners. Subsequent announcements of any hearings will be sent to all residents.

Treasurer's Report:

Mark submitted the October 2015, November 2015 and December 2015, Treasurer's Reports via email for review and approval at our October meeting.

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

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

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

Committee/Project Reports and Board Assignments:

Hospitality: This year's Christmas party was very well attended. Our hosts did a wonderful job with accommodating all the guests. The hospitality committee did an exceptional job working with the hosts to ensure an outstanding evening. The food was excellent. One of our neighbors wrote a gracious letter thanking everyone on the HOA Board of Directors, members of the Hospitality Committee, and the hosts for creating such a friendly, holiday atmosphere for everyone to enjoy.

Trash Bash/Swap Meet/Picnic: Nothing new

Neighborhood Clean-Up / Adopt-a-Road: The county sent an email to Debbie advising that the adopt-a-road agreement for 2016 was returned by the Franktown post office, since she is no longer listed on the authorizing materials for the BTRHOA P.O. Box Number. Debbie called the county and asked them to resend it to Carol Alexander's attention as current President of the BTRHOA. To date, we have not received anything back.

Architectural and Environmental Control Committee: Mark sent report via email on the status of current projects. 1) The building on Lot 56 was approved by the committee after the homeowner obtained approval signatures for the project from all adjacent neighbors and agreed to landscape the area with large trees to minimize visibility of the building. An approval letter was sent Nov. 20, 2015. Initially, the committee had formally rejected the location of where the building now sets and suggested an alternative site via a letter dated Oct 29th. A formal complaint from an adjacent neighbor to the new "proposed" location ultimately ended with the homeowner pursuing his requested original site location under a variance allowing two out-buildings on the property, requiring approval from all adjacent neighbors for the project, and agreeing to landscape to minimize visibility of the building. The homeowner was successful in obtaining neighbor signatures for the project; and began construction of the new building on that lot. 2) On Dec 5, an email from a homeowner on Lot 64 was received with information for a barn they wish to construct on their property. The barn plans and location had no issues, and the Architectural Review Committee did an email approval of them. The location is near the back of the property with little to no visibility from Burnt Oak Dr. An approval letter was sent out on Dec 22, 2015. At this time, construction has not begun.

Fire Mitigation Debbie followed up with Kristen Garrison. She said Kristin had finalized her review of the existing BTR CWPP document and planned to set up dates in February or March with Debbie to review needed updates to the CWPP.

Well Adjudication: Debbie received a request relative to well adjudication from one of our residents. She referred her to Curtiss Wonsik for assistance.

Community Planning/Zoning: At the request of the Board, Dale emailed several notices to BTR homeowners concerning proposed regulations on Motorsport usage on residential properties in Douglas County (refer to above President's report). His first email contained all the links to the proposed regulations. A second email was sent out reminding residents about a hearing on these proposed regulations on January 25, 2016.

Old Business

Work continues on the effort to secure signatures to file the proposed Fourth Amendment to the covenants.

There is nothing new to report on website clean-up or accessibility since Dale shared his perspective at the annual meeting. He is in process with improving the website based on feedback from Board members. Carol will follow up with Dale on website changes, so Debbie can include an update in an upcoming Newsletter.

New Business: None

Assignments:

All: Examine dues invoice and benefit documents—send any modifications to Joanne.

Carol: Follow up with realtor who requested copy of our covenants. Send latest minutes and treasurer's reports to Dale to post on website, along with request to provide an update on improving the BTR website.

Joanne: Update 2015 templates for dues invoice and benefits sheet and send revised documents to all homeowners in BTR. Meet with Carol and Debbie January 28th to finish Annual Meeting minutes.

Debbie: Debbie will complete her summary of her conversation with residents of Lot 55 regarding placement of invisible fence and potential ramifications, if any, for bridle path to give to the Architectural committee for their files. Write newsletter and get it out in latter part of February or early March.

Carol, Debbie and JoAnna: Talk to resident at lot 61 concerning complaints about debris on the property.

Next Meeting date and place:

The next meeting date will be Tuesday, February 16, 2016 at 700pm at Debbie Quella's home.

Adjournment

Debbie motioned to adjourn the meeting at 9:30 p.m. The motion was seconded by Joanne and carried unanimously.

Minutes submitted by:

Joanne Sistik, BTRHOA Secretary