

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

February 23, 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 February 23, 2016 at the home of Debbie and Dennis Quella. Joanne took the minutes for this meeting.

Attendee's:

Present were: Carol Alexander, Debbie Quella, Joanne Sistek, and Mark Winkler. JoAnna Halda was 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:

The minutes of the 2015 annual meeting were reviewed.

Debbie motioned to approve the annual meeting minutes with corrections. Mark seconded the motion. The motion carried unanimously.

The minutes of January 21, 2016 were reviewed.

Mark motioned to approve the minutes of January 21, 2016 with corrections. Debbie seconded the motion. The motion carried unanimously.

President's Report:

1) Carol left a message with a realtor from Keller Williams, who had contacted us about providing covenants to a potential buyer. At this juncture, she has received no reply.

2) Carol followed up on the current status of the proposed motorsports regulations. The Board of County Commissioners' (BOCC) hearing for the final approval of the proposed regulations has been postponed to April 12, 2016. Carol edited a version of the meeting postponement announcement to send to all BTR residents, along with an edited summary of the January 25, 2016 public hearing before the Douglas County Planning Commissioners. At that hearing, the planning staff were given directions to further tighten up the definition of Accessory Use to better protect

everyone, especially smaller lot owners. Carol worked with Dale to send out the announcement with these updates.

3) Carol posed inquiries to Senior Planner, Eric Pavlinek, Douglas County Department of Community Development about the proposed placement of a 190-foot-tall Public Safety Communication Tower on Lost Lake Drive, north of Franktown. All first responders, including the sheriff, police, state patrol, fire, school, park, and road/bridge personnel, plus other agency radio users traveling through Douglas County will have access to this communication system. The tower will improve overall radio coverage throughout the county, increase penetration of radio signals into buildings, and reduce radio busy signals during heavy use and critical incidents. Carol routed the proposed zoning regulation to the Board for their review. According to Eric no public opposition has been voiced to the zoning regulation. A hearing on this issue was held Monday, February 22nd.

4) Carol discussed her receipt of email communications, along with Mark Winkler, from Doug Ostby dated February 20, January 31, 29, and 28 regarding the metal building on Lot 56. He is concerned that the new building on Lot 56 appears to be industrial in nature and that the covenants do not clearly address the allowance of such steel buildings. Mark did respond to him, providing the history about the building project, the ultimate request for a variance based on approval by five neighbors and a commitment to landscaping endeavors to minimize visibility of the structure, and official action by the Architectural Committee. The Board discussed additional concerns raised in subsequent emails. Carol will draft a response, pending clarification by Mark of the stance by the Douglas County Building Department relative to the construction of steel metal buildings. She will route her reply to the Board for their input prior to sending it to Mr. Ostby.

Treasurer's Report:

Mark reviewed the January, 2016 treasurer's report.

Debbie motioned to approve the January, 2016 treasurer's report. Carol seconded the motion. The motion carried unanimously.

Committee Project Reports:

Hospitality—no report

Trash Bash/Swap Meet/Picnic—no report

Neighborhood Clean-up/Adopt-a-Road—Carol noted that she had not received the adopt-a-road agreement by Lana McClellan, Traffic Support Specialist, Douglas County Department of Public Works Engineering. Debbie sent a follow-up email to Lana during the meeting to check status of the adopt-a-road agreement for 2016.

Architectural/Environmental Control—Mark shared that there is one new project before the Committee at this time, a solar installation on the garage roof on Lot # 6. There is awareness that members need to consider drafting an amendment to the

covenants relative to updating the purpose of the Committee, along with types of structures that homeowners can construct on their property and concomitant compliance requirements. Debbie mentioned a proposed forthcoming amendment regarding allowing chickens in BTR (see new business). This might have ramifications for the Committee in terms of their determination of the allowance of chicken coops on properties in addition to xxx number of other buildings, plus possible guidelines about the construction of chicken coops. Lot 42 would like to build a chicken coop this year.

Fire Mitigation: Status of CWPP—Debbie reported that she has a meeting set-up with Kristen Garrison to review her feedback about our existing CWPP document. She will report outcomes at our next scheduled meeting in March.

Well Adjudication—no report

Community Planning, Zoning, Commissioners Hearings—Carol shared that she had updated her contact information with Donna Coffin, Business Support Specialist, Department of Community Development. She anticipates hearing from the Rural Water Authority of Douglas County in near future and will report to Board when she does. Refer to items # 2 and 3 under President's Report for other items.

Old Business:

Joanne has sent dues invoice and benefits document to all BTR residents.

Tamara had offered to get remaining signatures to current amendment to covenants; but would like to address current amendment and a forthcoming proposed new amendment (see new business) simultaneously. She called the county and clarified that the county does need to have signatures notarized for covenant amendments; however, the HOA could make such a decision if they so choose to do so. If we dropped the requirement to get notarized signatures, it would make the process of getting signatures on future amendments much more efficient. Debbie indicated that she would follow-up with the county to clarify that only one party on the deed needs to sign their approval as opposed to all parties on the deed. Simultaneously, she will also confirm Tamara's understanding that no notary is required to witness the signature(s).

New Business:

- 1) **Proposed amendment to covenants for allowing chickens in BTR**--Debbie shared an email from the resident of Lot 42 with draft wording to the covenants to remove the existing prohibition against poultry, as well as revise the language in Article 5, Number 2 to accommodate building a chicken coop. Board members reviewed the wording and raised a concern with the allowance of 30 hens per lot, despite the fact that county regulations sanction that number. Extensive discussion occurred on Article 5, Number 2. Feedback from members of the Architectural Committee is needed. Even if the author of the amendment removes Article 5, Number 2 from her amendment, further evaluation is needed to see if there are any possible adverse ramifications associated with the omission of some general guideline as to number and location of chicken coops in addition to existing structures on the properties of homeowners. Debbie was

asked to continue to dialogue with the resident of Lot 42 about the above concerns. Board members also wanted Debbie to ask the author if she would be willing to write an article for the upcoming community Newsletter about the amendment, along with pros/cons or any literature addressing supporting advantages and refuting disadvantages. A special meeting will be set up in order to have author discuss amendment with Board members. A plan of action, including timeline, needs to be formulated. Input will be sought from Architectural Committee as well.

- 2) **Buddhist Retreat Center**—Mike Mullinnix shared via an email that a group from Boulder has a pending cash contract on approximately 40 acres of property on the North side of Russellville Road to build a retreat center. Bi-monthly 10 day retreats focusing primarily on the art of silent mediation are planned to begin upon completion of construction. Debbie advised that she had recently received a voice message from Richard Love, resident of Deerfield sub-division, inviting BTR Board members to attend a March 16th meeting at 6:30 pm at the Franktown Fire Station to learn more about the project. She is planning on attending, but may be late due to her work schedule. Debbie encouraged other Board members to attend the session to ensure the entire presentation is heard. She notified Richard Love that she would be attending the meeting.
- 3) An **update on the status of the Franktown Village development** was given by Mike Mullinnix via email. The plan is being updated online. Apparently, the plan has eliminated apartments and added duplex or condo units to replace them. Supposedly, the group has decided against using water provided by the Franktown Elementary School district and, now, plans to use water from Pat Carroll's property at the end of Burning Tree Drive (SW corner). Pat is asking for a conservation easement on his acreage (approximately 105 acres). He will sell 3 lots with conservation easements that will convey water from the Upper Dawson aquifer. Any remaining water on his land will be dedicated to the Franktown Village. Concerns were voiced by BTRHOA Board members about this news; however, more information is needed before determining what testimony, if any, to present at a hearing before the BOCC sometime in April. Debbie plans to contact Frank Love to see if he has more information on the Franktown Village development, specifically the proposal to possibly use Pat Carroll's property as the water source for the Franktown Development.
- 4) **Need to visit new neighbors**—Discussion occurred as to the number of new residents that have recently moved into the neighborhood and the need for hospitality visits to be scheduled with them. These visits should include Denise Winkler, who has offered to make such visits on behalf of the Hospitality Committee. An orientation needs to be given to Denise as to critical topics to address during the visits. For example, information about current covenants, policies and procedures, dues/benefits, committees, especially the Architectural Committee, and newsletters/community announcements/events should be highlighted. Joanne, Debbie, and Carol need to meet with Denise as soon as possible.

Assignments:

Carol: A) Work to set up meetings regarding issues associated with first item under new business; B) Call and/or draft reply to Mr. Ostby; C) Forward information to Board members from Rural Water Authority of Douglas County

Debbie: A) Communicate with resident of Lot 42 regarding proposed amendment to covenants for allowing hens/chickens in BTR; B) Call county to clarify issues pertaining to signatures needed to change covenants (refer to second paragraph under old business) C) Meet with Kristen Garrison about CWPP document; D) Write community Newsletter

Joanne: A) Send corrected minutes of 2015 Annual Meeting and January 21, 2016 to Board members; B) Coordinate an orientation meeting, with copies of documents mentioned in number 4 under new business, with Denise Winkler regarding hospitality visits to new neighbors. Include Carol and Debbie in the meeting.

Mark: A) Contact Douglas County Building Department to find out their stance on supporting the construction of steel metal out buildings, along with rationale. Clarify how long they have been advocating this position; B) Communicate findings to Carol for inclusion in letter to Mr. Ostby; C) Get input from meeting with Architectural Committee regarding proposed amendment to covenants allowing hens/chickens, as well as future changes to covenants in general relative to recommendations by the Architectural Committee (refer to comments under Architectural Committee report).

Next Meeting date and place:

The next meeting will be Tuesday, March 22, 2016 at 7:00 pm. Mark will check with his wife to see if he can host the meeting. Announcement as to location will be forthcoming.

Adjournment:

Joanne motioned to adjourn the meeting at 10:00 pm. Mark seconded the motion. It was carried unanimously

