

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Special Meeting

March 10, 2016

Opening:

A Special meeting was called by the Burning Tree Ranch Homeowners Association (BTRHOA) Board to discuss the acquisition of a new amendment to allow Chickens/Hens in our development. The meeting was called to order by Carol at 7 PM on March 10, 2016 at the home of Carol and Clark Alexander. Joanne took the minutes for this meeting.

Attendee's:

Present were: Debbie Quella, Joanne Sistek, Carol Alexander, and Mark Winkler and guest Tamara Thiess.

JoAnna Halda was not present.

Agenda:

Items on the Agenda: Discussion of the pros and cons of raising chickens/hens. Presentation of proposed changes by Tamara to ARTICLE IV- GENERAL RESTRICTIONS ON ALL LOTS & TRACTS 3. Animals in the current covenants.

Discussion:

Tamara presented her PowerPoint slides to the Board addressing the advantages of having chickens/hens. She acknowledged some potential cons that individuals may perceive associated with the raising of chickens/hens. Finally, she presented her proposed changes via an amendment to the Burning Tree Ranch Protective Covenants to allow hens/chickens.

After reading Tamara's proposal, the Board discussed the following things that we would need to educate residents on:

- There would be a need to educate residents on the appropriate distance of 25 feet from any neighbor's property to construct a housing facility for the hens.
- What is the maximum amount of hens that should be allowed per homeowners' lot?
- We need to discourage residents from operating a commercial business of selling eggs to anyone outside the Burning Tree Ranch development.

The Board proposed the following changes to Tamara's original proposed amendment: See original proposal to compare the changes the Board proposed.

ARTICLE IV =- GENERAL RESTRICTIONS ON ALL LOTS & TRACTS

3. Animals

B,

(4) Pigs, goats, poultry, with the exception of **CHICKENS/HENS**, cattle, sheep and stallions are expressly prohibited in Burning Tree Ranch.

C. Chickens/Hens will be allowed only if they are kept corralled in an area not to exceed 600 square feet. Conformance with specifications as set forth below is also required.

(1) No more than 15 hens per lot.

(2) Chicken/Hen coop or housing structure must be approved by the Architectural Review Committee in regards to location, size, color, etc.

(3) Chickens/Hens may not be kept on a lot that does not have a permanent occupied residence.

Debbie motioned to approve the new language. Joanne seconded, and the motion was carried unanimously.

Other discussion:

The Board agreed that this proposed amendment to the covenants should follow the progression below:

- Tamara needs to first obtain at least 10 signatures of interest in having chickens/hens in the BTR development. This is just a preliminary step that does not include any specific regulations at this point.
- A letter needs to be drafted to all homeowners regarding this proposal.
- Architectural committee needs to meet to discuss the addition of a structure of that would house the hens.
- Discuss this proposal at our next regular Board Meeting on March 22, 2016.
- Develop signature pages to be routed to neighbors for 662/3 approval to pass the amendment.
- Try to accomplish this goal by April 15, 2016.

Tamara will send Debbie a final revision of the proposed amendment, as well as the ten signatures of residents supporting the amendment being presented to all homeowners in BTR.

The meeting was adjourned at 9:30 pm.