

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

March 22, 2016

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Carol at 7:05 PM on March 22, 2016 at the home of Mark and Denise Winkler. Joanne took the minutes for this meeting.

Attendee's:

Present were: Carol Alexander, Debbie Quella, Joanne Sistek, and Mark Winkler. JoAnna Halda resigned her position on the Board on 3-10-16 due to extensive time commitments associated with the illness of her husband.

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 Feb 23, 2016 meeting were reviewed. **Joanne motioned to approve the minutes. Debbie seconded the motion. The motion was carried unanimously.**

The minutes of March 10, 2016 Special meeting were reviewed.

Debbie motioned to approve the minutes of March 10, 2016 with corrections. Mark seconded the motion. The motion was carried unanimously.

President's Report:

1) Finalized the 2-23-16 minutes; 2) Attended two special meetings on 3-10-16 and 3-18-16 regarding proposed amendments to the covenants; 3) Followed-up with Joanne on status of dues invoice being sent to Hutters (new homeowners); 4) Indicated that letter of agreement for Adopt a Road program was received; but was still addressed to Debbie as President instead of Carol. Therefore, Carol asked Debbie to go ahead and sign the agreement this year and mail document to Lana McClellan in order to expedite a timely response.

Treasurer's Report:

Mark reviewed the February, 2016 treasurer's report.

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

Dues: So far, we have 26 residents who have paid dues in 2016.

Committee Project Reports:

Hospitality—Discussion occurred regarding the need to set up an orientation session with Denise Winkler, who has volunteered to greet new neighbors in BTR. Joanne, Debbie, and Carol would like to participate in the orientation process, especially relative to determining the documents that should be compiled to give new residents, such as covenants, policies/procedures governing the HOA, special events sponsored by HOA, and directory of residents. If new amendments to the covenants are being considered, Denise might need to also answer questions about the amendments and concomitant approval process.

Trash Bash/Swap Meet/Picnic—Board set date of June 4, 2016 for the event.

Neighborhood Clean-up/Adopt-a-Road

Carol received letter of agreement for Adopt a Road (see item #5 under President's Report).

Architectural/Environmental Control

Mark shared that JoAnna Halda also resigned from the Architectural Committee on 3-10-16. **He motioned that the Board approve Lutz Vater as a member of the Architectural committee. Joanne seconded the motion. The motion was carried unanimously.**

Mark will also contact Keith Fisher about participating on the Architectural committee, since Keith indicated interest relative to possibly serving on the committee.

Board reviewed and approved the amendment language put forth by the Architectural committee for Article V, item 2 of the covenants.

Fire Mitigation: Status of CWPP—Debbie met with Kristen Garrison; and the project to update the BTR CWPP document is moving forward. The Board will discuss this issue in greater detail at future Board meetings.

Well Adjudication—no report

Community Planning, Zoning, Commissioners Hearings—Carol asked if we have a name of a candidate to submit to the Rural Water Authority Board for an open Director position? Joanne thought her husband, Len, might be interested in having his name submitted as a possible candidate. She will discuss the possibility with him and let the Board know if he is interested.

Old Business:

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

Debbie has begun to draft the Spring Newsletter. She reviewed topics for inclusion. Additional suggestions were made.

Update to Policy and Procedures relative to amendment process associated with making changes to the BTR Protective Covenants:

Carol brought copies of the present language in Section 4 of the policies/procedures. Members of the Board discussed the language and updated the process for amending the covenants. Changes to Section 4 of the document were finalized.

Joanne made a motion to approve the changes to Section 4: Proposing and making changes to the Burning Tree Ranch PROTECTIVE COVENANTS. Debbie seconded the motion. The motion passed unanimously.

New Business:

Report on Buddhist Retreat Center, possibly being located on property to the South of the Franktown Elementary School, was given by Debbie, who attended a meeting held with community members by potential buyers. She summarized what she learned at the meeting. She relayed to the board that there are currently some unknowns associated with the project, especially in terms of water and sewage management. Furthermore, attendees at the meeting raised a number of concerns about the proposed project. More information will be forthcoming in the future.

Assignments:

Carol: 1) Participate in scheduled hospitality orientation meeting for Denise Winkler; 2) Write draft letter to BTR homeowners about proposed amendments and updated policies/procedures once approved language modifications are received from Debbie.

Debbie: 1) Complete Spring newsletter; 2) Sign and return Adopt a Road contract; 3) Finalize language changes for two proposed amendments on chicken hens and numbers and location of buildings; 4) Type changes to Section 4 of Policies/Procedures; 5) Participate in scheduled hospitality orientation meeting for Denise Winkler.

Joanne: 1) Send out follow up invoices; 2) Organize orientation meeting for Denise Winkler; 3) Ask Len Sistik if he would like his name to be submitted for a Director position on the Rural Water Authority Board of Douglas County.

Mark: 1) Get 10 signatures supporting proposed amendment by architectural committee.

Next Meeting date and place:

The next meeting will be Tuesday, April 19, 2016 at 7:00 pm at Sistik home.

Adjournment:

Mark motioned to adjourn the meeting at 9:45 pm. Debbie seconded the motion. It was carried unanimously