

# BURNING TREE RANCH HOMEOWNERS ASSOCIATION

## Board of Directors Meeting

July 21, 2016

### Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Carol Alexander at 10:45 AM on July 21, 2016 at the home of Debbie Quella. Joanne Sistek took the minutes for this meeting.

### Attendee's:

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

### 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 June 21, 2016 meeting were reviewed. Joanne motioned to approve the minutes. Carol seconded the motion. The motion was carried unanimously.**

### President's Report:

Called Joe Fowler on 6/24 re: eReferral (Project Number ZR2014-003-WS); and sent official correspondence to Joe Fowler on 6/27 on behalf of HOA Board of Directors  
Communicated twice with Tamara re: ballots for recent 5<sup>th</sup> amendment, as well as 4<sup>th</sup> amendment  
Communicated with Debbie re: community alert re: deceased dog found on Burning Tree Drive  
Open Space sprayed by Douglas Co. for noxious weeds on 7/12—notified Board members  
Called Century Link re: community internet connectivity—repairman sent to diagnose issue  
Received notification by Douglas Co. Sheriff re: upcoming fire mitigation endeavors for Open Space—data shared with HOA Board members

### Treasurer's Report:

Mark reviewed the June, 2016 Treasurer's report.

**Carol motioned to approve the June 21, 2016 treasurer's report. Debbie seconded the motion. The motion was carried unanimously.**

**Dues:** Mark said that to date, 47 residents have paid dues in 2016

### Committee Project Reports:

### Hospitality —

Discussion occurred relative to plans for BTRHOA Community Picnic. The Board decided on the date of August 14, from 5pm-8pm. Venue will be at the Halda's barn. Should we convene a meeting

with following hospitality committee members, Tamara, Carol, Leslie Hill, Leslie Albright, Mary Rouse, and Debbie? If so, bring event checklist to the meeting. Decide on the picnic food and allocation of responsibilities, especially prior to event, during set-up for picnic, and post-clean up phase. Do we want any local entertainment: games, music, etc.?

The Board made a decision to discuss the picnic menu at our meeting. Entree: Barbequed pulled beef, pork, and/or chicken with sauce, potato salad, pre-sliced rolls, watermelon, sliced cheese, baked beans, chips (Dorito's and potato chips) cupcakes, lemon cakes and brownies. Drinks would include, beer, lemonade, soft drinks, water & caffeine free root beer. Picnic supplies include, paper products. plates, napkins, plastic wear, cups, table clothes. Bring tables & chairs purchased for events.

Carol will prepare marketing flyer for picnic.

Mark is in charge of the beer and ice.

Tamara will pick up tables & chairs

Joanne and Carol will go to COSTCO and shop for food items.

Debbie will call the Lindbergs for possible entertainment suggestions (someone to play musical keyboard)

Tamara and the boys will organize games for children

Joanne will send an email to the remaining hospitality committee and assign duties for set up and cleanup.

**Trash Bash/Swap Meet**—Nothing new to report

**Neighborhood Clean-up/Adopt-a-Road**

Debbie received the county signed letter of agreement for Adopt a Road, and provided it to Carol.

**Architectural/Environmental Control**

Hold on discussing Architectural Guidelines till next meeting. **Mark made a motion to have Brian Hutter become a member of the Architectural committee. Debra seconded the motion and the motion was carried unanimously.**

**Fire Mitigation: Status of CWPP**— The State Forestry will be recommending fire mitigation strategies that apply to both BTR and Kelty Farm HOAs. This allows both groups to have over 86 unincorporated homes for purposes of grant money. Debbie will be summarizing what we did the last few years, i.e. grants for fire mitigation, formal educational meeting, etc. We also want to Invite Meg Halford to our 2016 Annual Meeting to continue to further educate residents about fire mitigation. We are encouraged to do a long term plan for what activities we would like do in the future to expand our fire mitigation endeavors, such as assisting with costs associated with hiring someone to chip dead trees/scrubs from lots in the community. We would need to get a commitment from residents to do such mitigation.

**Well Adjudication**—Nothing new to report.

**Community Planning, Zoning, Commissioners Hearings**—Carol sent the Board a link to the Franktown Development Project documents, plus associated water plans, which is a massive read if historical documents are reviewed. She explained that right now you have to be zoned before you can have water rights approved. The current water appeal requests a variance to the existing zoning regulations—see if project is approved, then file for conservation easement relative to providing water

source. Responses to the repeal are required to be delivered to Joe Fowler, a Planner with the Douglas County Department of Community Development by June 27th. Carol will call Joe Fowler to gain a better understanding of this request, and will then prepare, with Debbie's input, a response to send on behalf of HOA Board of Directors.

**Old Business:**

**Poultry and Out-Buildings Amendments:** All amendments have been passed--Fourth amendment and 5<sup>th</sup> amendment, which has 2 parts.

**New Business:**

Mowing of bridle path—Need to determine individuals within BTR who can possibly mow the bridle path, clarify fees, and make a decision as to whom we hire. External entities are usually very costly.

Topics for the August Newsletter: Status of the Amendments, communication regarding action taken on water appeal associated with Franktown Village Development Project, update of fire mitigation process with CWPP, progress on open space issues, reminder about roosters not being allowed via covenants, reminder that riders of unlicensed dirt bikes are prohibited from being on main roads due to safety and noise issues, reminder on visibility of campers/ mobile homes needing to be minimized, announcements of August community picnic and September Annual Meeting. Also need to put information in newsletter pertaining to road work by County in terms of finishing the repair of road areas with deep ruts along the edges that are a safety issue.

Possible Dates for Annual Meeting: September 20, 21, 22, 26, 27, or 28 depending upon meeting room availability at Franktown Fire Station.

**Assignments:**

All—fulfill responsibilities associated with August Community Picnic

Debbie—complete August Newsletter

Mark—contact 2 community members about their interest and fee for mowing bridle path

Carol draft a letter on behalf of HOA Board relative to water appeal and mail to Joe Fowler and contact Franktown Fire Station regarding reserving a meeting room for Annual Meeting

**Next Meeting date and place:**

The next meeting will be Tues, July 16, 2016 at 11am at the Sistik home. [Note: this meeting time was subsequently rescheduled for Thursday, July 21, at 10:30 AM at the Quella home.]

**Adjournment:**

Mark motioned to adjourn the meeting at 1:45 PM. Tamara seconded the motion. The motion carried unanimously.

