

# BURNING TREE RANCH HOMEOWNER'S ASSOCIATION

## Board of Director's Meeting

June 29, 2017

### Opening:

The regular board meeting of Burning Tree Ranch Homeowner's Association (BTRHOA) was called to order by Carol Alexander at 6:40 p.m. on June 29, 2017 at the home of Joanne Sistik. Debbie took the minutes for this meeting.

### Attendees:

Present: Carol Alexander, Sylvia Andrus, Joanne Sistik, Tamara Thiess, and Debbie Quella.  
Guest Presenter: Tammy Denhard.

### Agenda:

Approval of minutes, President's report, committee/project reports and board assignments, old business, new business

### Minutes from the May 18, 2017 Board Meeting:

The minutes of the May 18, 2017 meeting of the BTRHOA Board of Directors were approved as corrected via the motion below:

**Joanne made a motion to approve the minutes from the May 18, 2017 BTRHOA Board meeting, and Debbie seconded the motion. The motion was carried unanimously.**

### Treasurer's Report:

Sylvia advised that she received three more dues payments. She did not transfer \$100 from savings to checking because the balance was sufficiently high in both accounts to negate the bank assessing a fee. She will explore if anything else needs to be done about this.

Sylvia then summarized the May Treasurer's Report.

**Debbie made a motion to approve the May 2017 Treasurer's report and Carol seconded. The motion was carried unanimously.**

Joanne Sistik sent the second dues notice out to those who had not yet paid their dues.

### **President's Report:**

**Proposed Franktown Development:** Carol updated the Board on the last hearing of the Planning Commission, which resulted in a unanimous decision by the Planning Commission to not recommend approval of the developer's application. This major win was accomplished in large part to the leadership and hard work of the Franktown Citizens Coalition, as well as the professional and well-prepared presentations made by representatives of the Franktown Citizens Coalition, individual Franktown residents, and experts in water, particularly in the geological and county growth's impact on water supplies in existing aquifers. Planning Commissioners were impressed by the large number of attendees who turned out for the three nights of hearings, and the professionalism and orderly conduct of the attendees and the 106 individuals who signed up to speak. She advised that the hearing in front of the final decision-making Board of County Commissioners is scheduled for 2:30 pm July 25<sup>th</sup>. She said that the Franktown Citizens Coalition would be scheduling a special meeting at the fire station to update Franktown citizens on the status of the development, and coach them in making their presentations.

Carol advised that a new, disturbing piece of information that came out of the final hearing of the Planning Commissioner's hearing was the developer's proposed change to run the waterlines along Burning Tree Drive between the Carroll property and the Franktown Development location, instead of along Highway 86, as was originally proposed. Mike Mullinnix asked that the Board discuss whether they would support opposition to construction of a water pipe that would run from Tanglewood west along Burning Tree Drive where it intersects with Colorado highway 86. The Board approved notifying Mike that they would oppose the proposed construction of the new route for the water pipe for FVPD . Carol will include that position in the testimony she is preparing for the BOCC hearing on behalf of BTRHOA.

**Legacy Pines Development:** Carol advised that BTR residents living on Burning Tree Trail received notice of the proposed Legacy Pines East development which will border their properties, in which it was reported that residents had until June 6 to provide comments to Eric Pavlinek, Senior Planner for the Douglas County Department of Community Development. She sent an e-mail to all BTR residents living on Burning Tree Trail on June 21<sup>st</sup> regarding the Legacy Pines East, Filing 1 development and potential ramifications for them, along with the July 6<sup>th</sup> deadline for written responses to Eric Pavlinek. Furthermore she arranged the invitation for Tammy Denhard, affected fellow-neighbor, to make a special presentation to the BTRHOA Board at this meeting, and began coordinating contacts with affected neighbors to assist with and encourage their responses to the county.

### **New Business**

#### **Special Presentation by Tammy Denhard on Proposed Development Legacy Pines East:**

Tammy presented the documents, including maps, that she put together and sent to Eric Pavlinek. She shared with the Board the extensive research she had conducted to prepare for her communication, and what she had learned.

Sylvia recommended that other neighboring subdivisions' boards be contacted about this proposed development. Tammy Denhard will make those contacts. Next steps on this proposed development:

- 1) The HOA Board will send a letter to Eric Pavlinek. Carol will compose it (Debbie offered to review).
- 2) Verbally contact bordering neighbors about sending individual letters to Eric. Tammy will contact the Kolshaks and Ostbys. Sylvia will contact the Mingles. Tammy will contact Sean and Staci Searle. Carol will talk with the Winklers, Wilsons, and Dale and Jan. Tammy offered to talk with these neighbors too, if it will help with answering questions.
- 3) Debbie will draft a letter to all BTR HOA residents which hits the highlights of the issues, including the potential for increasing traffic with the opening of the access road to Burning Ridge Drive, non-compliance with the Franktown Sub-area Master Plan and Douglas County Comprehensive Master Plan, and all the other impacts Tammy cited – in fact, it was decided that Tammy's piece will be attached, with a recommendation that neighbors attach her document to their letter.
- 4) Board members and spouses are requested to send individual letters to Eric Pavlinek.

#### **Committee/Projects Reports and Board Assignments:**

Adopt-A Road: Nothing new to report.

Trash Bash: Many BTR residents took advantage of the two dumpsters that were brought out this year. The Board considered this year's event a great success, and thanked everyone involved with planning, manning the dumpsters, and attending this event. A special thank you to the Piels for bottles of water they generously donated to the workers, and to all the neighbors who pitched in to help with unloading their neighbors' vehicles.

Architectural Review Committee: Len Sitek is setting up a meeting with the members of the Architectural Committee the first week in July.

A resident wrote about having a light at the end of a driveway. Len Sitek drafted and e-mailed a reply. Carol asked Joanne to ask Len to send her a copy of the response letter that was sent.

Fire Mitigation: Debbie advised that she met with Meg and Jill on May 24<sup>th</sup>. They gave her a flash drive of our revised CWPP that incorporated all of their revisions. She will send to the Board and that topic will be put on next month's agenda.

BTRHOA Picnic: The date that had been previously picked for holding the picnic is August 5<sup>th</sup>, but it was suggested that this date either be pushed later in the year, given the neighborhood's recent "social" activities (Adopt-a-road, Trash Bash, the neighborhood ladies' tea at the

Lindberg's and the Lindberg's neighborhood beerfest party). It was then suggested whether due to the extensive amount of time demanded of the Board on all the community issues, it would make sense to cancel the picnic altogether. The Board members debated the pro's and con's of cancelling the picnic, proposing a special fall event to be discussed at a future Board meeting, and then entertained the following motion:

**Tamara motioned to cancel the picnic this year, given the recent neighborhood activities, the energy and time devoted by the Board for the Franktown Village proposed development and the Legacy Pines East proposed developed. Joanne Sistik seconded the motion, and it carried unanimously.**

**Old Business:**

Bridle Path Mowing: Tamara continues to explore options with respect to bridle path mowing.

**Assignments:**

**Sylvia:**

Contact the Mingles about the Legacy Pines East proposed development.

**Joanne:**

Send spreadsheet of homeowners interested in serving on committees to board members.

**Carol:**

Contact the Winklers, Wilsons and Dale Goulette/Jan Girard about the Legacy Pines East proposed development. Draft a letter for the Board to send to the Douglas County Planning Department listing concerns about the Legacy Pines East development, as well as a letter from the Board to neighbors bordering the Legacy Pines development that neighbors could send to Eric Pavlinek.

**Debbie:**

Draft the letter to send to all BTR residents regarding the Legacy Pines East development. Send the Board the revised CWPP that Meg provided on a flash drive. Sign the Adopt-A-Road contract and mail it to Douglas County. Send the Board the memo regarding website updates that was discussed last year.

**Tamara:**

Contact Sean and Staci Searle regarding the Legacy Pines East development.

**All:** Write letters and have husbands write letters to Eric Pavlinek regarding Legacy Pines East development. Review the website prior to the next Board meeting to discuss requests for changes to the website.

**Next Board Meeting:**

The next meeting will be held at 10:00 Friday, July 28, at Sylvia's home.

**Debbie motioned to adjourn the meeting at 8:50 pm. Joanne seconded the motion, and it carried unanimously.**