

BURNING TREE RANCH HOMEOWNER'S ASSOCIATION

Board of Director's Meeting

July 28, 2017

Opening:

The regular board meeting of Burning Tree Ranch Homeowner's Association (BTRHOA) was called to order by Carol Alexander at 10:15 AM. on July 28, 2017 at the home of Sylvia Andrus. Debbie took the minutes for this meeting.

Attendees:

Present: Carol Alexander, Sylvia Andrus, and Debbie Quella. Joanne Sistek and Tamara Thiess were excused.

Agenda:

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

Minutes from the June 20, 2017 Board Meeting:

Debbie e-mailed the minutes from the June 20, 2017 meeting of the BTRHOA Board of Directors on Wednesday, 7/26 at 8:37 AM, but Carol and Sylvia said they did not receive them. It was decided that we would approve the minutes electronically. Board members will send their comments/approval to Debbie.

Debbie also advised that along with the draft minutes from the June 20 meeting, she sent the CWPP as revised by the Colorado State Forestry Department. She will resend each of these documents again under separate cover from each other, as the file for the CWPP was too large to send with anything else. The hope is that the CWPP by itself will not be too large to e-mail.

President's Report:

Proposed Franktown Development: Carol advised that both the application for the Franktown Development and the Conservation Easement that would have been created to accommodate water for the proposed development were both withdrawn by the applicant at the second, continuation meeting of the Douglas County Board of Commissioners.

Major concerns were: 1) their application did not comply with the Master Plan and Franktown sub-area Master Plan with respect to the rural characteristics of current zoning; 2) insufficient water over time to accommodate this development, as water taken from the lower aquifers draws down water from the aquifers above them, which are already being drained at

unprecedented rates, 3) financial viability of the plan (developers projected \$19 million, yet accounting experts presented that a minimal cost would be \$36 million). Testimony was prepared and submitted by the Board of the BTRHOA, which was filed into public record in the County. Carol also sent an e-mail to the BTRHOA Board members and residents summarizing the outcome of the outcome of the first hearing of the Board of County Commissioners, acknowledging the work done by the Franktown Citizens Coalition II, which Mike Mullinnix forwarded to Diana Love, President of the FCCII, prompting a verbal expression of appreciation to Carol from Diana Love at the second hearing of Board of County Commissioners. Lastly, Carol prepared an e-mail about the application withdrawal as an update and wrap-up to these actions that will be distributed to all residents today.

Legacy Pines Development: The Board and neighbors whose properties border the land for the proposed Phase I development wrote letters and met the July 6 deadline for responding to Erik Pavlinek with their comments about the proposed development. Erik advised this morning that all comments have been forwarded to the developer, who is to analyze and respond, but there is no deadline by which they are to respond to us – it will be up to Erik and his department to monitor and encourage a timely response. He advised that members of the Planning Department will come to meet with Tammy Denhard and Carol in order to walk the perimeter of properties on Burning Tree Trail that interface with the proposed Legacy Pines East subdivision, thus gleaning a better understanding of our buffering concerns between their subdivision and ours. Our two largest concerns are: the extremely close proximity of the southern circumferencing road and homes to our subdivision, and the proposed permanent road accessing their subdivision from Burning Ridge Drive.

Treasurer's Report:

Sylvia talked with Wells Fargo who advised that as long as we keep \$500 in savings, there is no longer a need to transfer money every month between checking and savings accounts. She then summarized June's Treasurer's Report. Sylvia received dues from three additional homeowners.

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

The Board discussed making Directories a benefit of being an HOA member, in the future.

Committee/Projects Reports and Board Assignments:

Adopt-A Road: Nothing new to report.

Trash Bash: Nothing new to report.

ARC: Deferred to next meeting

Fire Mitigation: Debbie e-mailed the CWPP updated by the Colorado State Forestry Department to all Board members on July 26, asking that all Board members review and provide comments. Debbie, Sylvia and the other members of the Fire Mitigation Committee will convene a meeting prior to the next board meeting to review the CWPP, add a five-year BTR plan, and any other required elements to the CWPP, and create a presentation for the Board to obtain approval of the revised document, which will be distributed at the annual meeting in September.

Hospitality Committee: Carol contacted Denise two weeks ago about taking the welcome package to the Comptons, new homeowners residing in Don Gilbert's former home.

New Business

New Directories: Carol asked Joanne to start updating the directory, but knowing her busy summer schedule, Sylvia said that she can update the map electronically, and Debbie said she could update the data in the directory. Joanne will remain responsible for printing it. Sylvia's daughter will provide a photo for the front cover.

Annual Meeting: Carol called the Franktown Fire Station to secure a reservation sometime during the last two weeks of September, but Patty wasn't there. Carol will call her back again next week. Carol advised Sylvia that two budgets will need to be prepared for the meeting: a projected budget for next year, and a year-to-date budget for 2017. Carol will prepare the year in review document. Debbie will ensure the CWPP is finalized and printed. Written reports will be requested from each Committee head (including Dale for the website) that will be distributed at the annual meeting; each head will be asked to present their reports at the meeting. The location of this year's holiday party will also be identified prior to the annual meeting so that it can be announced there. Carol will prepare the notice of the meeting which Joanne will then mail to all residents at least 30 days prior to the meeting date.

Holiday Party: The Board discussed catering this year's holiday party, since additional funding is available from not having a picnic this year. Debbie suggested calling Flying Horse Catering. The board calculated budgeting between \$1000-\$1200 for the party. Debbie said she will contact the catering company for a bid. Debbie will also call the Lindberg's if they are willing to host the holiday party again, advising them we are considering hiring a caterer this year. Guests may bring desserts if they'd like.

Shooting in the Neighborhood: Debbie mentioned recent shooting that did not sound like target practice within very close proximity of her home, twice in one evening at dusk, and once at 8:15 in the morning. Debbie will continue calling nearby neighbors to ascertain who is shooting, and the purpose of the shooting. The concern, of course, is safety to neighbors and people walking and riding in the bridle path.

Old Business:

Bridle Path Mowing: No new update, but believe that Tamara continues to explore options with respect to bridle path mowing.

Assignments:

Sylvia:

Electronically update the map for the Directory and work with her daughter to select photos to create a collage on the front of the Directory. Meet with the Fire Mitigation Committee to finalize the updated CWPP to present to the Board at their August meeting. Prepare a proposed budget for 2018 to present to the Board at the August meeting for approval to present at the annual meeting in September. Also prepare the summary of 2017's financials to present at the annual meeting. Create an RSVP/ sign-up list for the Holiday party. Call Joanne and ask her to send electronic copies of the 2016 directory (map to Sylvia, if available), and contents of Directory to Debbie for updating.

Joanne:

Send spreadsheet of homeowners interested in serving on committees to board members. Send electronic copies of the Directory map and contents to Sylvia and Debbie. Print the Directories once the revision is finalized, by the end of August. Mail notice to all residents of the date of the annual meeting once Carol finalizes the date.

Carol:

Write the annual year in review for 2017. Finalize the date for the annual meeting with the fire station, prepare the meeting notice, then notify Joanne Sistek so that she can send the notice mailing to all BTR residents. Call Len Sistek and Dale about preparing reports for the annual meeting. Continue following up with Erik Pavlinek and Tammy Denhard on the Legacy Pines subdivision, and meet with members of the Planning Department the first week of August.

Debbie:

Convene a meeting with the Fire Mitigation Committee to finalize the updated CWPP. Finalize the document to present to the Board at the August meeting. Meet with Sylvia to coordinate compiling the final update to the Directory prior to August board meeting. Contact the catering company for a bid. Call the Lindberg's if they are willing to host the holiday party again, advising them we are considering hiring a caterer this year, inviting residents to bring desserts if they want to. Contact neighbors about the recent sound of gunshots.

Tamara:

Continue contacting companies about mowing the bridle path.

Next Board Meeting:

The next meeting will be held at 6:30, Wednesday, August 30th at Joanne Sistek's home.

Debbie motioned to adjourn the meeting at 12:29 pm. Sylvia seconded the motion, and it carried unanimously.