

BURNING TREE RANCH HOMEOWNER'S ASSOCIATION

Board of Director's Meeting

May 18, 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 May 18, 2017 at the home of Joanne Sistik. Debbie took the minutes for this meeting.

Attendees:

Present: Carol Alexander, Sylvia Andrus, Joanne Sistik, and Debbie Quella.
Excused: Tamara Thiess

Agenda:

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

Minutes from the April 20, 2017 Board Meeting:

The minutes of the April 20, 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 April 20, 2017 BTRHOA Board meeting, and Debbie seconded the motion. The motion was carried unanimously.

Minutes from the September 2016 Annual Meeting:

Having received no comments from Board members in response to the e-mailed revision to the annual meeting minutes, Carol asked for feedback from the Board. No further revisions were requested. Therefore, the minutes were approved via the following motion:

Joanne motioned to approved the minutes of the Annual Meeting. Sylvia seconded and the motion carried unanimously.

President's Report:

Carol sent a letter to Len Sistik thanking him for and confirming his acceptance of an offer to serve a one-year term as Chairman of the ARC, and recommending he convene a meeting with

the ARC to discuss current projects and history. She also sent a letter to the 2017 members of ARC, advising them of Len's Chairmanship. In that letter, Carol recommended following up with owners of lot # 39 on their building of a new garage, as well as the owners of lot # 56 regarding the removal and replacement of dead trees that had been planted as landscaping around their outbuilding.

Carol prepared a follow-up reminder e-mail which Dale sent to all residents regarding the May 15th Planning Commission hearing to be held about the change to zoning requested in connection with the proposed Franktown Development. The communication encouraged residents to attend the hearing, and sign up to speak if they want their voices heard regarding this matter.

Carol finalized the cover letter to homeowners that was mailed to all residents along with the most current Protective Covenants, Policies and Procedures, Architectural Review Committee Guidelines, and the most-recently published newsletter. The cover letter also contained a notification about the May 15th Planning Commission hearing. Carol assisted with prep for this mailing.

After leaving for the May 15th Planning Commission hearing, Carol received an e-mail from Ed Kolshak inquiring about that hearing. Carol later replied, providing a brief informative summary of the presentations made, and advised that so many people had signed up to speak that it will take more than the one evening for everyone to be heard, therefore the hearing has been continued to June 5th. She let him know that there is still an opportunity for him to attend and speak, if he is interested in voicing his opinions, or even simply listening to others. He replied with his appreciation for the update.

Curtiss Wonsik called Carol on May 18 with a few questions and comments: 1) She and Mike appreciated receiving the packet of HOA documents the Board mailed out, finding the materials helpful. 2) Curtiss said she visited the HOA website, but didn't see the minutes from the Annual Meeting last September - Carol advised that the Board was going to approve them at their meeting that night. 3) Curtiss also noted that January and February's Treasurer's Reports did not contain a balance, though March's report did. Carol said she would follow-up. [Note: During the Board meeting, board members looked at their hard copies of January and February's Treasurer's Reports and found they DO contain the balance, but discovered when they looked on-line that each of these two reports were displayed over three pages each instead of all data being displayed on one page. Sylvia will send her PDF copies to Dale to re-post as one page each.] 4) Curtiss asked for feedback about the Planning Commission hearing, expressing concern over the water issue, and commented that she has not heard anything from new neighbors about adjudicating their wells. She volunteered that she is still willing to assist people with the adjudication process, and suggested the Board communicate this again to homeowners, since water may be on the minds of neighbors in light of the proposed Franktown Development. 5) Curtiss asked about the reasons behind \$1000 being allocated for Legal expenses, specifically wondering whether the Board was considering the possibility of developing a memo of understanding with the county for drilling a community well in the open

space, as had been contemplated a few years ago by the HOA board. Carol advised that she was unaware of that history, and said it would be helpful if Curtiss could educate the current board about this, perhaps at a future board meeting.

Treasurer's Report:

Sylvia advised that she received twelve more dues payments, and said she would update and send the spreadsheet to the Board, so that Joanne can send the second (reminder) invoice to those lot owners who have not yet paid their 2017 dues.

Sylvia then summarized the April Treasurer's Report.

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

It was noted that Dale sent an e-mail to the Board advising of an increase to the fee the HOA will be assessed for website maintenance, effective in June.

Committee/Projects Reports and Board Assignments:

Adopt-A Road: The Board agreed that this Spring's event was a great success. We enjoyed the highest attendance ever and a beautiful day. The Board was appreciative of this demonstration of support for our community.

Trash Bash: The event has been scheduled for June 3rd, 8:00 AM to 4:00 PM. Sylvia advised that she paid for the two dumpsters already (\$750), though the company said they would not cash the check until after our event. Sylvia said their representative reminded her of items that are prohibited from being placed in the dumpsters, which are consistent with those published in the flier that Tamara prepared and Dale sent out on May 18th. Carol sent a letter to Tamara on May 17th regarding staffing for monitoring the dumpsters, stressing the importance of having at least one man for each shift, and providing a list of people she recommended reaching out to. Debbie offered to help with the 8:00-9:00 AM shift, Sylvia volunteered for 1:00 to 2:00, Joanne agreed to 2:00-3:00, and Carol will check her schedule for a time she can volunteer. Carol said she would let Tamara know of our volunteer times.

ARC: Only follow-up actions are required, as outlined above in the President's Report. No new projects have been sent to the committee to review. Carol will send Len an e-mail requesting that he keep Carol informed of committee status updates on a monthly basis so that she can present new and on-going issues to the Board.

Debbie made a motion to make Len Sistik, who offered to serve a one-year term as Chairman of ARC, an ex officio member of the Board, reporting to the President of the HOA. Sylvia seconded, and the motion carried unanimously.

Fire Mitigation: Debbie advised that the date to meet with Meg (CSFS) and to finalize the CWPP had been rescheduled to May 24th due to newly arisen conflicts with Meg's schedule.

Franktown Village Project: Carol, Debbie, Joanne and Len Sistik, and a few other BTR residents attended the Planning Commission Hearing; the Board agreed that this was very well-attended, with 106 people wishing to speak. Presentations were well-prepared, informative, and heartfelt; attendees were very respectful. The Planning Commissioners made it a point to express their gratitude and appreciation for a well-controlled audience and informative speakers. Joe Fowler began with the county staff presentation, followed by the attorney for the developer. The Franktown Coalition board members demonstrated why they believed the zoning request could not be approved, and individual audience members voiced their opinions until 10:00 pm. At that time, the commissioners voted to extend the hearing to June 5th, so that all 106 people who had signed up to speak can be heard.

Old Business:

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

New Business:

Carol asked the Board their opinions about whether to donate funds from the HOA to the Franktown Citizens Coalition, suggesting a conservative \$250 contribution. Following a brief discussion, the Board concluded that this expense can be approved by the Board, without requiring a polling or approval of residents.

Joanne motioned to approve using HOA funds for a \$250 contribution to the Franktown Citizens Coalition to help pay for expenses associated with the fight against the proposed Franktown Development. Debbie seconded, and the motion passed unanimously.

Assignments:

Sylvia:

Send out Excel spreadsheet master list of 2017 dues paid to date to all board members. Send PDF files of January and February Treasurer's Reports to Dale to replace the versions he previously posted to the website, since the original ones appear as a 3-page report, rather than one page each (resulting in a comment from a homeowner that the balances were missing from each report).

Joanne:

Send spreadsheet of homeowners interested in serving on committees to board members. Mail follow-up invoices to members who have not paid the dues.

Carol:

Attend June 5 Planning Commission Hearing. Send Len a letter about the reporting structure of ARC. Send Tamara a letter advising of the Board members' volunteer schedules to monitor the dumpsters at the Trash Bash event.

Debbie:

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:

Create a schedule of volunteers to man the dumpsters for the Trash Bash Event to be held June 3rd.

All: Review the website prior to the next Board meeting to discuss requests for changes to the website.

Next Board Meeting:

Thursday, June 29th at 6:30-8:30pm at Joanne Sistik's home. Sylvia will take notes until Tamara arrives.

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