

BURNING TREE RANCH HOMEOWNER'S ASSOCIATION

Board of Director's Meeting

August 30, 2017

Opening:

The regular board meeting of Burning Tree Ranch Homeowner's Association (BTRHOA) was called to order by Carol Alexander at 6:54pm on August 30, 2017 at the home of Joanne Sistik. Tamara took the minutes for this meeting.

Attendees:

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

Agenda:

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

Minutes from the June 29, 2017 Board Meeting:

The minutes from the June 29, 2017 meeting of the BTRHOA Board of Director's were approved electronically following the meeting.

Minutes from the July 27, 2017 Board Meeting:

The minutes from the July 27, 2017 meeting of the BTRHOA Board of Director's were approved as corrected via the motion below.

Joanne made a motion to approve the minutes from the July 27, 2017 BTRHOA Board meeting, and Debbie seconded. The motion was carried unanimously.

President's Report:

The date for the Annual BTR HOA Meeting was confirmed for Thursday, September 28, 2017 in the Franktown Fire Department large meeting room. Carol drafted the required notice announcing the Annual BTR HOA Meeting to the homeowners.

Carol did extensive work associated with the Legacy Pines East, Filing 1 application. First, She met with the Douglas County Planning/Department members Eric Pavlink & Jeannette Bare, plus BTR resident Tammy Denhard. They discussed the current Legacy Pines East application and the potential impact it would have on owners of BTR lots 1-10. Finally, they took Eric & Jeannette on a tour of the BTR properties bordering Legacy Pines East.

In addition, Carol met alone on 8-4-17 with Bob Hier, the Legacy Pines East Developer. Initially, he asked where opposing BTR residents were at during the hearings regarding the Legacy Pines East Development in February of 2009 when the preliminary design of the development was first approved? Although some residents wrote letters of opposition, they did not follow through by

attending scheduled hearings (Planning Commission and BOCC) and testifying. Bob, Carol, Tammy, and Mike Mullinnix toured the entire property (Legacy Pines East Development) on 8-9-17. Bob sent Carol a large map of the development. Mike Mullinnix, Tammy, and Carol read through all the material from 2009 to 2017. Specifically, our HOA asked if Bob Hier could relocate the peripheral main roads to the interior of the development so they were further away from the current BTR HOA lots or institute better “community separators such as trees or wider green belts”. Bob responded that he was told they couldn't build the roads in the interior of the development because the grading was greater than 7% and prohibited by the county. Carol spoke with Eric again at Douglas County Planning Department; and he said he'd investigate whether that option had ever been explored with the County engineer. Bob and Carol also discussed negating the proposed paved road between BTR and Legacy Pines communities and keeping the existing dirt road along Lot 1 as an emergency access road only. This would readily provide access for the fire department or any other emergency vehicles. Bob Hier must make a decision by 2018 as to whether or not they will continue to build out the entire sub-division beyond Filing 1 (seven homes).

Carol, additionally, has continued to have extensive conversations with Tammy regarding her specific concerns with the Legacy Pines East Development to prepare testimony for the upcoming Planning Commission hearing on 9-18-17 and BOCC hearing on 10-26-17.. Carol will continue to follow-up with Eric at the Douglas County Planning Department as well.

Stay tuned for more information on the Franktown Village Development. They withdrew the application but could come forward with a new proposal.

Carol visited and welcomed Scott Compton to BTR on behalf of the HOA and gathered data for the directory.

Treasurer's Report for July 2017:

Not a lot of activity. We did get one extra membership fee. Sylvia is working on the budget for the annual meeting. The Board discussed catering the annual Christmas party and having BTR HOA members bring desserts. Sylvia will budget money for the Christmas party (combined picnic, that we didn't do). In addition, the Board discussed, instead of doing the trash bash next year maybe combine it with the idea of fire mitigation plan ie chipper, etc. The BTR HOA Board decided no, will leave the trash bash separate from the fire mitigation.

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

Debbie made a motion to approve the proposed 2018 budget with the caveat for a better number for the fire mitigation costs and Tamara seconded. The motion was carried unanimously.

Annual Meeting:

Food: Veggie platter and fruit platter or cheese and crackers. HOA Board needs to arrive to the annual meeting by 5:30pm. Everyone else comes at 6:00 to sign in and eat. The meeting starts at 6:30pm.

No speakers this year. This will allow everyone more time to speak up. Debbie will be in charge of refreshments for the annual meeting. We will also need cups, plates, napkins. Carol will check to see

if she has any paper goods from last year's picnic. Documents for the annual meeting include: 2018 directory, agenda, 2018 budget, annual treasurer's report, year in review, small map of the Legacy Pines East, Filing 1 development, updated CWPP document.

Architectural/Environmental Control Committee:

Follow-up with lot 39 owner on the progress of their large storage shed. There are some compliance issues with lot 56 owner regarding multiple vehicles parked on their property outside of their shed and the dead trees that have been cut down but not replaced.

Fire Mitigation: CWPP Project:

The 5-year plan was discussed. The BTR HOA will continue to mow the existing bridle path annually. The Board discussed the plan to have an annual fire mitigation event for BTR HOA. It was proposed to possibly develop an existing formal evacuation plan for animals and create a document pinpointing which lots have large animals. The Board discussed whether publishing such a plan could pose a liability issue if it is not followed for some reason during the evacuation order. Debbie needs to identify which homes have cedar and wood siding. Debbie reviewed the changes that need to be made to the CWPP prior to the annual meeting.

Old Business:

Sylvia is working on the updated 2018 BTR directory and map and making excellent progress.

New Business:

The Board needs to receive confirmation of the date for the 2017 Holiday Party at the Lindberg's house.

Assignments:

Carol:

Follow-up with Eric at the Douglas County Building Department regarding the Legacy Pines East, Filing 1 Development. Check the supply of paper goods for the annual meeting.

Debbie:

Refreshments for annual meeting. Call the Lindbergs to confirm date for the 2017 Holiday Party. Finish the update of the CWPP.

Joanne:

Once all documents are received, she will copy them off for the annual meeting (except for the directory).

Sylvia:

Finish the updated 2018 directory and have it printed and ready for the annual meeting, 70 copies.

Tamara:

Follow up with Back40mowing and get Bridle Path mowed.

Next Board Meeting:

The next board meeting will be the annual meeting on Thursday, September 28th, 2017 in the Franktown Fire Department large meeting room. Board members to arrive by 5:30pm to set up the room, including head table for HOA Board members, tables for handouts and refreshments, and seats for audience members.

Carol motioned to adjourn the meeting at 8:50 pm. Joanne seconded the motion; and it was carried unanimously.