

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

January 15, 2008

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:15PM on January 15, 2008 at the home of Seth and Annie Feinstein.

Present:

Seth Feinstein (**President**), Curtiss Wonsik (**Treasurer**), Dale Goulette, Mike Wonsik, Joe Rouse, Don Christ and Mike Mullinix.

Also in attendance:

None

A. Agenda

The meeting agenda was distributed by Seth Feinstein.

Items Listed: Role call, Selection of Board Positions to fill; Treasury Report; review and approval of 10/30/07 board meeting minutes and Annual Meeting November 6, 2007; Covenants amendment ratification; New business; Next meeting date; Adjournment.

B. Selection of Board Positions

Positions were filled as follows:

Mike Mullinix – **Vice President**

Don Christ – **Treasurer**

Curtiss Wonsik – **Secretary**

Mike Wonsik and Joe Rouse – **Members At Large**

Dale Goulette – **Webmaster/Editor-In-Chief BTRHOA Webpage**

Dale Goulette made a motion to accept these selections; seconded by Don Christ. The Board unanimously accepted the motion.

C. Treasury Report

Curtiss Wonsik presented the treasury report.

The beginning balance was \$4563.47

Income:

Dues: (2008) – 26 members + Rock

Total: \$1,300.00

Expenses:

Annual Meeting Refreshments \$24.07

Christmas at the Ranch \$318.88

Web Page \$29.97

Photocopies for Annual Meeting and Postage \$95.66

Annual Report (2007) Filing with the

Secretary of State \$10.00

Total: \$478.58

Ending Balance: \$5,384.89

A motion to approve the treasury report was made by Dale Goulette, seconded by Don Christ and unanimously approved by the board.

D. Approval of Board Minutes

The minutes of the previous BTRHOA board meeting held on October 30, 2007 were reviewed for content. Discrepancies noted:

NONE NOTED

A motion to approve the minutes was made by Curtiss Wonsik, seconded by Joe Rouse and unanimously approved by the board.

The minutes of the annual meeting held on November 6, 2007 were reviewed for content. Discrepancies noted:

NONE NOTED

A motion to approve the minutes was made by Curtiss Wonsik, seconded by Don Christ and unanimously approved by the Board.

E. Covenants amendment Ratification

Joe Rouse reviewed the amendment background. There are 68 lots in Burning Tree Ranch of which 4 are vacant. To pass the amendment a two-thirds vote is needed which would be 42 signatures/proxies. We have 46 signatures/proxies. Curtiss Wonsik expressed a giant "Thank you" to all board members in getting signatures/proxies and to Joe and Mary Rouse for their hard work as notaries.

Joe Rouse moved that all present accept the proxies in favor of ratifying the 3d Amendment to the Protective Covenants of Burning Tree Ranch; Curtiss Wonsik seconded and it was unanimously approved by the Board.

F. New Business

1. Seth advised that the family renting on Burning Ridge Court had moved and it looked like a new family had moved in.
2. The Board discussed the problem with the number of horses on the Overman property and the displeasure voiced by their neighbors, the Wilson's, regarding this issue (the covenants states that a maximum of three horses be on the property –the Overmans have four. Seth has written to the Overman's regarding this and their reply was that they were trying to sell the horse but the market was not good. This was reiterated in correspondence from Jeffrey Overman in a letter received last week. It was decided that Seth would visit face to face with the Wilsons to see if they couldn't settle this with the Overmans.
3. Curtiss Wonsik advised the Board that she had talked with a member of the Douglas County Open Space staff and arranged for a walk through the Open Space with the staff member, the State Forester and any Board members who would like to join the walk. The staff member stated that if evidence that beetles were found that it was the County's responsibility to treat the trees.
4. Sean Searle has given Seth a verbal quote of \$25/house to walk their property to determine if there was a beetle presence. The board decided to counter Sean with the initial visit being at no charge. Curtiss Wonsik volunteered to look into grants/funding for homeowners and/or the HOA for treatment.

5. Water Conservancy District. Mike Mullinix addressed the Board stating that the FCCII was organizing a committee to study the feasibility of forming a Water Conservancy District in the Franktown area. He stated that he and Curtiss Wonsik had visited with County Commissioner Steve Board regarding this topic.
6. The Board expressed a big thank you to Joe and Mary Rouse for opening their home for Christmas at the Ranch. The Board also wished to thank Paul and Diana Shilling for donating the breads.

G. Next Meeting

The next meeting of the BTRHOA Board of Directors will be Tuesday, February 12, 2008 at 7:00 p.m. at the home of Mike and Curtiss Wonsik.

Adjournment:

A motion to adjourn the meeting was made at 8:25 PM by Curtiss Wonsik; seconded by Joe Rouse and unanimously approved by the board.

Minutes submitted by:

Curtiss Wonsik (Secretary BTRHOA)

Approved by: