

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Meeting Minutes
January 31, 2006

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order at 7:00 PM on January 31, 2006 at Seth Feinstein's home by Seth Feinstein.

Present:

Seth Feinstein (President), Dale Goulette (Secretary), Curtiss Wonsik (Treasurer), Liz Burns (Board Member) and Bonnie Flandro.

Absent:

Joe Rouse (Vice President)

A. Agenda

The meeting agenda was distributed by Seth Feinstein.

B. Board Introduction

The newly elected board was introduced by Seth Feinstein.

C. Treasury Report

Curtiss Wonsik gave the treasury report. The balance as of January 1, 2006 was \$4,255.65. Checks were written in the following amounts:

Judith Christ \$10.00 (For HOA Registration Fees)

Don Christ \$42.35 (Postage/Mailing Fees)

\$850.00 (15 checks, 2 cash) was collected for BTRHOA dues during the annual meeting held on January 18, 2006. The additional funds leave the balance of the BTRHOA account at \$5,053.35. 17 of 67 BTRHOA members have paid.

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

D. Approval of Minutes

The minutes of the previous meeting (Annual BTRHOA) held on January 18, 2006 were reviewed for content and accuracy. One discrepancy was noted:

Closing of the meeting was motioned by Steve Case. Minutes will reflect this change.

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

E. Architectural Committee

The makeup, responsibilities and authority of the Architectural Committee was discussed in length by the board. Presently the board consist of:

Don Christ, Bob and Liz Burns, Joanna Halda

A motion was made by Seth Feinstein to invite via e-mail the present members of the Architectural Committee and any other interested homeowners (paid members only) who might be interested in serving on the current Committee to the next scheduled board meeting. Seth will create and send this email to Bonnie Flandro for distribution.

The motion was made by Seth Feinstein, seconded by Dale Goulette and unanimously approved by the board.

E. E-Mail and Other Notification Topics of Interest

An e-mail was created by Dale Goulette to ask all registered BTRHOA members if they would give permission to Bonnie Flandro to release their e-mail addresses to Dale Goulette for use in his duties as secretary. The e-mail addresses would be used strictly for BTRHOA business/activities and would under no circumstances be released to any other parties without their written consent. The e-mail was sent to the members via Bonnie Flandro. Seventeen people responded and gave their permission for release of their e-mail addresses. Until permissions are received, all e-mail correspondence to BTRHOA members (other than board members) will be forwarded by Bonnie Flandro.

A motion was made to publish/e-mail the minutes to all members of the BTRHOA. As part of these e-mails a note will be added to each mail asking if they wish to continue to receive these e-mails and if they give their permission to do so.

The motion was made by Seth Feinstein, seconded by Curtiss Wonsik and unanimously approved by the board.

A motion was made by Curtiss Wonsik to send out fliers in the mail to all non-paid BTRHOA members to encourage dues payment and to list advantages of paid membership and participation. The flier will be sent out within the next 30 days

The motion was made by Curtiss Wonsik, seconded by Seth Feinstein and unanimously approved by the board.

E. BTRHOA Meetings and Events

Bonnie Flandro discussed possible ideas of events for BTRHOA members and families. The idea of a possible BBQ in conjunction with the annual dumpster rental was discussed. Possible dates will be discussed at the next board meeting. Seth Feinstein will research back minutes to verify dumpster rental dates that were used in the past.

A revised board meeting schedule was discussed. The board agreed on meeting on the last Monday of each month until changed/revised again by the board. It was noted that all “paid members” of BTRHOA are cordially invited to any board meeting. The next board meeting time and location will always be part of the published minutes.

F. Other BTRHOA Items of Discussion

Seth Feinstein will respond to “outstanding” items concern mailings and notifications from such entities as PUD (Plan Urban Development) and other associations delivering vital information to the BTRHOA USPS mail box at the Franktown Post Office. The post office mail box key was given to Seth Feinstein by Bonnie Flandro. Seth Feinstein will assume the primary responsibility of checking for mail in the BTRHOA mail box.

Seth Feinstein also agreed to research the requirements and necessary documents to change the name/agent for BTRHOA with Douglas County to ensure that mailings continue and we are in good standing with county requirements for continued notifications concerning Douglas County.

Curtiss Wonsik has agreed to research the possibility of “networking” with other surrounding homeowner associations in an effort to promote the exchange of common ideas, concerns and support between associations. Seth Feinstein agreed to forward any such correspondence received in the BTRHOA mailbox to Curtiss Wonsik.

Curtiss Wonsik suggested the possibility of BTRHOA members possibly receiving some type of discount for tree spraying in the Burning Tree Ranch area. Curtiss Wonsik will contact possible companies to see if there would be any interest in offering the BTRHOA a discount for the possibility of several customers in one area. Such a discount could be passed along to paid members of BTRHOA and could be another incentive for paid membership to the association.

A motion was made by Seth Feinstein for Curtiss Wonsik to look into this idea, seconded by Dale Goulette and unanimously approved by the board.

Seth Feinstein discussed the need for a review and restructure of both the BTRHOA by-laws and covenants. It was decided that an allocation of 6 months for each would be a reasonable timeframe to complete the work on each of these. Seth Feinstein requested all board members to review the by-laws and to come to the next board meeting prepared to discuss their ideas and inputs.

A motion was made by Dale Goulette for this request, seconded by Liz Burns and unanimously approved by the board.

Dale Goulette suggested the possibility of creating a Webpage for BTRHOA. With most households in Burning Tree Ranch having access to the internet, this could be a central point to easily distribute information quickly to all members. The Webpage could also afford several new possibilities to encourage paid membership. Such concepts as member business listings, help wanted listings, current events, meeting minutes publication, e-mails to board members and notifications could make this a beneficial and invaluable tool to the board as well as the association's members. The costs for a domain name and server space would be minimal in contrast to the benefits.

A motion was made by Curtiss Wonsik to look into this idea, seconded by Liz Burns and unanimously approved by the board.

Adjournment:

A motion to adjourn the meeting was made at 9:00 PM by Dale Goulette and seconded by Curtiss Wonsik and unanimously approved by the board. The next general meeting will be at 7:00 PM on February 27, 2006 at Bob and Liz Burns home.

Minutes submitted by:

Dale T. Goulette (Secretary BTRHOA)

Approved by: