

# **BURNING TREE RANCH HOMEOWNERS ASSOCIATION**

## **Board of Directors Meeting**

**February 12, 2008**

### **Opening:**

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:14PM on February 12, 2008 at the home of Mike and Curtiss Wonsik.

### **Present:**

Seth Feinstein (**President**), Mike Mullinnix (**Vice** President), Don Christ (Treasurer), Curtiss Wonsik (**Secretary**), Mike Wonsik and Joe Rouse (**Members at Large**).

### **Also in attendance:**

None

### **A. Agenda**

The meeting agenda was distributed by Seth Feinstein.

Items Listed: Role call, Approve minutes from last meeting, Treasurer's Report, Covenants filing update, Open Space inspection, County Zoning Requirements, Overman/Wilson and Winkler Barn Updates, Architectural Committee Reporting requirements, Water Conservancy Update, New Items, Next meeting date, Adjournment.

### **D. Approval of Board Minutes**

The minutes of the previous BTRHOA board meeting held on January 15, 2008 were reviewed for content. Discrepancies noted:

NONE NOTED

**A motion to approve the minutes was made by Joe Rouse, seconded by Don Christ and unanimously approved by the board.**

### C. Treasury Report

Curtiss Wonsik presented the treasury report for Don Christ.

- The beginning balance was \$5,384.59
  - Income:
    - Dues: (2008) – paid this period \$250.00
  - 31 members + Rock
- Total: \$250.00
- Expenses:
- Total: \$ 0.00
- Ending Balance: \$5,634.89

**A motion to approve the treasury report was made by Seth Feinstein, seconded by Mike Mullinnix and unanimously approved by the board.**

### E. Covenants Filing Update

An updated copy of the Third Amendment was reviewed, signed by Seth Feinstein as President and Mike Mullinnix as Vice President and notarized by Joe Rouse. Seth attached that to the signatures and will file them next week.

### F. Open Space Inspection

On February 8, Mike Mullinnix and Mike and Curtiss Wonsik conducted an inspection of the county owned Burning Tree Ranch Open Space with Toby Sprunk and Jill Alexander of the Douglas County Natural Resources staff. Jill Alexander agreed that some fire hazard mitigation was advisable to dispose of dead oak. Jill will conduct a detailed inspection in the spring and develop a prescription, or scope of work, for Sprunk to develop a project. Sprunk agreed that repairing the trail to the fire truck fill point would be appropriate for inclusion in the project. During the inspection, federal and state grant monies were discussed and it was discovered that one of the requirements was a Community Wildfire Protection Plan for the subdivision. Mike Wonsik volunteered to look into the CWPP and Mike Mullinnix volunteered to keep in touch with Toby Sprunk.

### **G. Beetle Mitigation**

A copy of the letter written by Seth addressing Pine Beetle infestations was reviewed by the Board. In that letter, Seth advises that Sean Searle would inspect homeowner's properties for beetle infestations at the cost of \$25/home. Seth stated that he had contacted Seth again but he would not reduce his price. Swingle Tree had been contacted and stated that they would inspect each home for no charge however their contact for our area was out of the office until the end of the week to verify this.

Beetle infestations have been cited on Phase II of Timber Point which is being developed to the south of Burning Tree Ranch. Seth is to send the county his concerns about Timber Pointe Phase II which will include the beetle infestations as well as the secondary gate being located to close to the road turning of Burning Tree Drive.

### **H. County Zoning Requirements**

Seth distributed copies of the Douglas County Zoning Requirements regarding livestock, animals, and other items to the members of the Board and briefly reviewed them. It was noted that were protective covenants were in place then the covenant was the enforceable vehicle.

### **I. Overman Update & Winkler Barn**

It was decided that Seth and Don Christ would go talk to Jeffrey Overman regarding his fourth horse being in violation of the covenants. Don Christ reported that the Architectural Committee had reviewed the plans for the Winkler Barn back in April of 2007 but did not have a paper trail on this.

### **J. Architectural Committee Reporting Requirements**

The Board discussed the requirements stated in the covenants that the Architectural Committee should keep, for five years, complete records of applications and the Committee's actions taken. It was decided to review appointments at the next board meeting.

### **K. Water Conservancy Update**

Mike Mullinnix stated that the FCCII was waiting on Rob Graf to obtain, review and discuss the Grandview Water Conservancy Charter with members of their board.

### **L. New Business**

The Board discussed the possible dates for this year's Trash Bash and Dumpster Dump. Mike Mullinnix volunteered to lead a nature hike of the Open Space and the board decided to add cleaning up the Open Space along with the hike. The Board set the date as June 14<sup>th</sup> for the hike, picnic and dump with the dumpsters still available on June 15<sup>th</sup>. The picnic and dumpsters will be at Cedar Court.

### **G. Next Meeting**

The next meeting of the BTRHOA Board of Directors will be Tuesday, March 11, 2008 at 7:00 p.m. at the home of Don and Judith Christ.

#### **Adjournment:**

**A motion to adjourn the meeting was made at 8:24 PM by Joe Rouse; seconded by Don Christ and unanimously approved by the board.**

Minutes submitted by:

Curtiss Wonsik (Secretary BTRHOA)

Approved by: