

# BURNING TREE RANCH HOMEOWNERS ASSOCIATION

## Meeting Minutes

March 6, 2007

### Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:08 PM on March 6, 2007 at the home of Bob and Liz Burns.

### Present:

Seth Feinstein (**President**), Joe Rouse (**Vice President**), Curtiss Wonsik (**Treasurer**), Dale Goulette (**Secretary**), Liz Burns (**Board Member**)

Also in attendance:

Don Christ (**Architectural Committee, Chairmen**), Bob Burns (**Architectural Committee**) and Joanna Halda (**Architectural Committee**).

Absent:

No board members were absent.

### A. Agenda

The meeting agenda was distributed by Seth Feinstein.

Items listed: Role call; Treasury Report; review and approval of 1/30/2007 board meeting minutes; evaluate status of 2/3 approval of amendments to the covenants and decide on strategy to complete; HOA membership; strategy for well adjudication; attendance at community meetings.

### B. Treasury Report

Curtiss Wonsik presented the treasury report. The beginning balance was \$5,080.76

#### Income:

Dues: (2007) – 24 members + Rock) \$100.00

Total: \$100.00

#### Expenses:

Banking Charge \$1.00

Filing Annual Report

(\$10.00 + \$20.00 late fee) \$30.00

Total: \$31.00

#### Ending Balance:

\$5,149.76

Curtiss has filed The BTRHOA Annual Report with the Colorado Secretary of State.

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

### **C. Approval of Board Minutes**

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

NONE NOTED

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

### **D. Franktown Development Discussion**

Seth Feinstein spoke of the issue of downtown Franktown development and its inability to support further growth. A general discussion continued between all members over the critical aspects of protecting Franktown's future. Liz Burns volunteered to call the Douglas County Historical Preservation Society to obtain further information about Franktown's history. She will also contact Pat Moore for additional assistance with this project.

### **E. Well Adjudication**

Bob Burns has been researching the necessary steps/procedures for individual well adjudication. Bob handed out an information sheet listing the different options for adjudicating an individual well. A detailed report of steps/procedures/forms prepared by Judith Christ was also included. Judith Christ writes: "Water rights can only be given legal certainty through adjudication. When the court confirms a water right, that right becomes enforceable against other water users and can be protected from impairment by illegal users." The adjudication procedure is a sound method by which an individual landowner can prevent being forced to tap/join city water sources. The appointed committee for researching this topic consists of Don and Judith Christ and Bob and Liz Burns. It was decided that several of the board members would use these suggestions to adjudicate their wells before a packet was put together for distribution to the membership.

### **F. Two Thirds Approval BTRHOA Covenant Amendments**

During the January 30, 2007 meeting, Seth appointed a committee consisting of Joe Rouse, Dale Goulette, Curtiss Wonsik and himself to meet prior to the next board meeting. The purpose of this meeting will be to tally the number of signatures/proxies we have and the number of paid members. The committee will brainstorm different ways of contacting families for their signatures and dues. The meeting is scheduled for March 15, 2007 at the home of Joe and Mary Rouse.

### **G. BTRHOA Advertising**

Joanna Halda brought up the subject of advertising on the BTRHOA website. After a general discussion, the following prices were decided upon:

\$10.00 per quarter for advertising on the front/opening page of the website

\$6.00 per quarter for advertising on any other drop down page of the website.

Advertising may only be submitted by paid members of BTRHOA.

**A motion to approve the webpage advertising rates was made by Seth Feinstein, seconded by Joe Rouse and unanimously approved by the board.**

## H. Other Business

The Board wanted to apologize and belatedly thank Curtiss Wonsik for all of her efforts in the making Christmas at the Ranch such a wonderful success.

Curtiss Wonsik noted that we need to set a tentative date for the next BTRHOA Trash Bash so that we can safely reserve the dumpsters for the event. After discussion, we have set a tentative date of June 2, 2007.

It was brought to the board's attention that there have been some possible violations to the covenants and Douglas County ordinances concerning running a business in a residential zoned area. Seth and Joe will draft a letter to be delivered to the homeowners in possible violation.

JoAnna Halda asked if we were interested in having the flower sale again this year. The Board decided that it would be nice to have available to the membership but that it was too costly to do as a flier and that perhaps we could post it on the website and/or possibly email our members. JoAnna said she would work on the flier.

The next Board Meeting will be April 17<sup>th</sup> at Chuck and Joanna Halda's home at 7 p.m.

### **Adjournment:**

**A motion to adjourn the meeting was made at 8:20 PM by Curtiss Wonsik; seconded by Joe Rouse and unanimously approved by the board.**

Minutes submitted by:

Dale T. Goulette (Secretary BTRHOA)

Approved by: