

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Meeting Minutes
March 13, 2006

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:00 PM on March 13, 2006 at Bob and Liz Burn's home.

Present:

Seth Feinstein (President), Joe Rouse (Vice President), Dale Goulette (Secretary), Curtiss Wonsik (Treasurer), Liz Burns (Board Member), Joanna Halda (Architectural Committee), Bob Burns (Architectural Committee), Don Christ (Architectural Committee).

Also attending were BTRHOA members Scott and Paige Zahorik.

Absent:

No Board members were absent.

A. Agenda

The meeting agenda was distributed by Seth Feinstein.

B. First Item of Business

Due to personal scheduling conflicts, Scott and Paige Zahorik (Members of BTRHOA) asked if they might speak to the board before we started the normal meeting agenda. The Zahoriks introduces the subject of a 4H project that their son would like to perform within the premises of their home in Burning Tree Ranch. As part of the 4H project, their son would like to raise a goat for limited time period to show at a 4H sponsored event. The Zahoriks were concerned that having a goat on their home premises would violate the bylaws of the Burning Tree Ranch HOA agreement. As such, the Zahoriks ask the board to discuss the possibility of adding an amendment to the current bylaws to cover such 4H projects/endeavors currently being requested and any in the future. Lengthy discussions were initiated by all in attendance as to the ramifications and benefits of such an amendment. One discussion noted that there are other present HOA bylaws in the area that cover such provisions as 4H projects. A further discussion past board members and association members noted that such a request had never been brought before the board in the past. After conclusion of all discussions the following was stated and recommend by the BTRHOA:

1. Due to the time constraints in allowing the Zahorik family the ability to have a goat on their home premises for the sole purpose of a 4H project for their son; it was decided by the board that this would be a “pilot program” allowed by the board on a temporary basis to see how such an amendment would fit into the Burning Tree Ranch lifestyle and environment. A proposal was made by Curtiss Wonsik to allow this “pilot program” for the Zahorik family with the stipulations immediately following this paragraph. If any of the stipulations were not met or violated at any time then the project would no longer be indorsed by the BTRHOA board and would be immediately revoked.

The following stipulations were noted and agreed by Scott and Paige Zahorik:

- 1 This is a “Pilot Program” and can be revoked by the BTRHOA board at any time of which the board feels, in its majority opinion/vote, that the stipulations of this “pilot program” have been violated or a “sufficient” amount of complaints are received by any of the bordering neighbors of their lot.
- 2 Before final approval of this “pilot program” the Zahoriks will submit the following documentation and information to the BTRHOA board:
 - a. The type, breed, current approximate size and height, approximate “projected” size and height of the animal.
 - b. Location, size and boundaries of the restrictive area on the premises where the animal will be kept.
 - c. Responsible individuals who maintain the animal during its stay at the premises. (cleaning, feeding, security, etc.)
 - d. Safeguards that will be in place to keep the animal on premises.
 - e. A signed document from each bordering neighbor of their lot advising them of the project and their acceptance of the project as stated in these minutes. The document must also state that any of the neighbors have the right to notify the board at any time of any violations to the project or general concerns centering around this project for possible voiding of the project.
 - f. Length of time that the animal will be on the premises.

The Zahoriks agreed to these request by the board and as such will submit the required information and documents to the board. The Zahoriks thank the board and all in attendance for the opportunity to address them with their personal request. A special note of thanks was made by Curtiss Wonsik to Scott and Paige Zahorik for approaching the board with their request. It was noted by Curtiss that the board very much appreciated the responsible approach and the respect of the community and its HOA association shown by the Zahoriks by personally presenting their concerns to the board prior to instituting any actions on their part that may violate the BTRHOA bylaws.

The motion was seconded by Dale Goulette and unanimously approved by the board pending fulfillment of the stipulations above.

C. Treasury Report

Curtiss Wonsik gave the treasury report. The balance as of March 13, 2006 was \$5,053.35. Checks were written in the following amounts:

No checks were written against the account since the last minutes.

A check in the amount \$50.00 was collected for BTRHOA dues from Seth Feinstein during this meeting. The additional funds leave the balance of the BTRHOA account at \$5,103.35. Of the 67 lots; 18 members have currently paid.

A motion to approve the treasury report was made by Seth Feinstein, 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 31, 2006 were reviewed for content and accuracy. Discrepancies noted:

NONE.

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

E. Architectural Committee

The makeup, responsibilities and authority of the Architectural Committee were to be discussed in length by the board however this was delayed at the request of Seth Feinstein due to the length of other discussion on the evening's agenda. The Architectural members present (Don Christ, Bob and Liz Burns, Joanna Halda) agreed to attend the next board meeting to participate in the discussion of their committee. It was agreed that this would be the main topic of the next scheduled board meeting.

E. E-Mail and Other Notification Topics

A draft of a flier to be distributed to all BTRHOA members was created and presented to the board by Curtiss Wonsik. The flier was read aloud by Joe Rouse for review by the board. Items noted for inclusion/consideration:

1. Add item noting the development and creation of a BTRHOA website.
2. Add item noting discounted flowers purchasing through Joanna Halda. Item would be used as possible fund raiser.
3. Add newly created BTRHOA e-mail address for the treasurer on the flier.
4. Add item noting tree spraying information and discounted prices for paid BTRHOA members.

The flier will be finalized and distributed by Curtiss Wonsik. Seth Feinstein ask the board for permission to include a letter from the president in the flier. All board members saw no problem with the request and agreed. The flier will be sent to all BTRHOA members to encourage dues payment and to list advantages of paid membership and participation.

E. BTRHOA Meetings and Events

Joe Rouse discussed the issue of value for members paying the association dues. Joe thought that it might be questionable if members are receiving any valid benefits for their dues. An open discussion was initiated towards this and all agreed it was important for the board to create more incentives that would show positive values for Burning Tree Ranch homeowners to pay their association dues. Some items discussed were discounted tree spraying, dumpsters in both the spring and fall, discounted flowers for spring planting, BTRHOA webpage for local news/want ads/advertising, and other community activities.

The topic of retaining dumpsters for the annual spring clean up was discussed by Set Feinstein. Seth volunteered to have the dumpsters located on his land so as to prevent non paying members and other non qualifying individuals from filling up the dumpsters prior to the scheduled days. It was decided by the board to have the dumpsters available the weekend of June 10th so as to not interfere with scheduled Memorial Day vacations.

F. Other BTRHOA Items of Discussion

Don Christ noted that he had the additional mail box key.

Seth Feinstein noted that he has made the necessary changes for the name/agent for BTRHOA with Douglas County/Secretary of State to ensure that mailings continue and we are in good standing with county requirements for continued notifications concerning Douglas county.

Seth Feinstein discussed the Timber Point project and its impact on the Upper Dawson Aquifer. Seth completed the Referral Response Request forms to Douglas County noting our concerns as a community towards the continued use/drain of the Upper Dawson. It was noted the emergency exit road for the Timber Point Project had not yet been determined and at this point was not required for the 1st phase of the project. We as a board and community need to defend our position against the further use of the Upper Dawson. It was also noted that 6 wells in the Kelty Farm community have had to be re-drilled. Seth try and attend the Douglas County Commissioners meeting on Wednesday and report back his findings.

Curtiss Wonsik presented the results of her research of the possibility of BTRHOA members receiving some type of discount for tree spraying in the Burning Tree Ranch area. It was the board consensus that Swingle would offer us the best package of discounts. The offer would be extended to paid BTRHOA members only and would be \$67.50 for the first 4 trees and \$8.00 for each additional tree there after. The results of Curtiss Wonsik's research will be posted in the flier to be sent out all members.

A motion was made by Dale Goulette to publish these prices in the next flier, seconded by Liz Burns and unanimously approved by the board.

Dale Goulette discussed the results of his research for 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 will 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 \$9.99 a month with a minimal charge setup charge of perhaps 10-20 dollars. The board agreed that this was an extremely good investment of BTRHOA funds and that we should go ahead with the Webpage project. Dale Goulette has volunteered to do all the necessary processes and applications to create the website and domain and will notify the board members internally of its ongoing progress and give a complete report of the webpage and the costs incurred at the next board meeting.

A motion was made by Curtiss Wonsik go ahead with the creation of the BTRHOA website and domain, seconded by Seth Feinstein and unanimously approved by the board.

Adjournment:

A motion to adjourn the meeting was made at 9:00 PM by Curtiss Wonsik and seconded by Joe Rouse and unanimously approved by the board. The next general meeting will be at 7:00 PM on April 24th, 2006 at the home of Mike and Curtiss Wonsik at 2321 Burning Ridge Drive.

Minutes submitted by:

Dale T. Goulette (Secretary BTRHOA)

Approved by: