

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Meeting Minutes

April 24, 2006

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:10 PM on April 24, 2006 at the home of Curtiss and Mike Wonsik.

Present:

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

There were no additional attendees at the meeting.

Absent:

No Board members were absent.

A. Agenda

The meeting agenda was distributed by Seth Feinstein.

B. First Item of Business

An unscheduled item of business was brought to the attention of the board by Joe Rouse. Joe noted that we should be aware that there was a passed motioned during a previous HOA meeting on January 19, 2000 that stated that the covenants for BTRHOA were changed to be of a perpetual/perpetuity status from that meeting forward and would not be open to any further changes in the future. That motion is recorded in the minutes of that meeting as being passed by a 2/3 majority of members. The president of the HOA at that time was Deb Quella. This was duly noted by the present board members and will be adhere to and honor in any future covenant issues. It was noted and agreed that this board and future boards however have the right to present amendments to the covenants for submission/approval.

Seth Feinstein brought up the issue of the water aquifers and the impact that future local development might have on the levels/conditions of the aquifers utilized by Burning Tree Ranch. Seth would like to expand the present membership of the Aquifer Committee formed to help research data for this cause. There are presently 3 members; Malcolm Bedel, Bob Burns and Seth Feinstein. Seth emphasized the need for all of us in the BTRHOA community to research and pass along any water data that they may have in there possession or at their disposal. We as a board need to formulate a continuing database of our community water levels and any other associated data to defend our position into the continuous drain upon the local aquifers by new developments.

On this same subject, Bob Burns explained to the board the process of measuring well depths on a yearly basis to continually monitor water usage at each homeowner's location within the community. This data could be transferred to a larger scaled map that would give us as a community an over "picture" of the average water depths and changes of our entire community area. The board overwhelmingly agreed and asked that the information be published on our website and passed along via any other medias available. Bob furnished the name of the individual performing his water depth. The contact is Lloyd Eichacker of Domestic Water Consultants, Inc and his number is 303-423-6149. It was also noted that Lloyd is also responsible to the state for monitoring the State's Monitor Wells. Bob will check with Lloyd during his Friday appointment with him to see if perhaps he might offer the HOA members a discount for his services to measure our wells. Thank you Bob.

Joe Rouse also noted that he had discovered a "Slash/Mulch" service that was being offered by Douglas County to help reduce, reuse and recycle slash such as dead limbs, trees and brush. Items are being accepted from 8:00 AM to 1:00 PM every Saturday from May 27th to September 2nd. Mulch is created from the slash and then offered to residents for free. More on this program will be posted on the BTRHOA website.

C. Treasury Report

Curtiss Wonsik gave the treasury report. The balance as of April 24, 2006 was \$5,103.30. Checks were written in the following amounts:

Checks were written against the account since the last minutes:

\$46.80 for stamps/postage/expenses for the recent newsletter mailings

A check in the amount \$50.00 was collected for BTRHOA dues from Joe Rouse after the last meeting. The additional funds leave the balance of the BTRHOA account at \$5,106.50. Of the 67 lots; 19 members have currently paid.

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

D. Approval of Minutes

The minutes of the previous BTRHOA board meeting held on March 13, 2006 were reviewed for content and accuracy. Discrepancies noted:

NONE.

A motion to approve the minutes was made by Joe Rouse, seconded by Liz Burns 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 absence of all but one of the committee members. Bob Burns was n attendance and the board thanks him for his continuing support of this HOA. The Architectural members present (Bob Burns) 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.

F. E-Mail and Other Notification Topics

The flier/newsletter was distributed by Curtiss Wonsik. The board thanks Curtiss for all of the work she put forth for this project and compliments her for the presentation and composition of the letter. As of this meeting, the newsletter appears to have contributed to the collection of 3 more HOA dues.

There was a brief discussion by Dale Goulette as to the workings and activities of the new BTRHOA website and e-mail accounts. AS of this meeting, there were approximately 100 "hits" to the website. E-Mail accounts have been setup for all board members under the new www.btrhoa.com account. The costs for the domain name and server space would be \$9.99 a month.

Seth made a motion that we e-mail as many HOA members as possible to let them know about the BTRHOA website and what it has to offer. Dale Goulette will forward and e-mail to Bonnie Flandro and ask her to forward it to as many BTHOA addresses as possible.

A motion was made by Seth Feinstein to BTRHOA members about the website by having Dale Goulette forward an e-mail to Bonnie Flandro to disperse, seconded by Liz Burns and unanimously approved by the board.

G. BTRHOA Meetings and Events

The topic of the dumpsters for the annual spring clean up was discussed by Seth Feinstein and Curtiss Wonsik. Seth has 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. There will also be a BTRHOA picnic held on that Saturday. The dumpster will be available from 9:00 AM to 3:00 PM and the picnic will be at Seth's from 11:00 AM to 2:00 PM. Curtiss and Seth will let everyone know what we need to get for the picnic. At this point the BTRHOA will furnish hamburgers, hotdogs and other items to be discussed in a separate side meeting.

H. Other BTRHOA Items of Discussion

Seth Feinstein noted that none of the board members had heard back from the Zahoriks concerning their request for raising a goat on their property as part of a limited 4H project for their son. Seth and the other board members are concerned that this may not be a "valid" and/prudent pilot project for the HOA due to the well documented articles of our covenants. We have decided that we will put a time limit on receiving the necessary documents and correspondence that we previously required of the Zahoriks during our last meeting. Joe Rouse also noted that the covenants specifically state in Article 4 Item 3 that goats are mentioned as one of the strictly prohibited animals that can not be raised on properties within the Burning Tree Ranch community. Seth will contact the Zahoriks to check on the status of their request.

Adjournment:

A motion to adjourn the meeting was made at 8:25 PM by Seth Feinstein and seconded by Curtiss Wonsik and unanimously approved by the board. The next general meeting will be at 7:00 PM on June 5th, 2006 at the home of Dale Goulette and Jan Girard at 8369 Burning Tree Trail.

Minutes submitted by:

Dale T. Goulette (Secretary BTRHOA)

Approved by: