

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

May 13, 2008

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Joe Rouse at 7:03 PM on May 13, 2008 at the home of Mike and Curtiss Wonsik.

Present:

Joe Rouse (**President**), Mike Mullinnix (**Vice President**), Don Christ (**Treasurer**), Curtiss Wonsik (**Secretary**), Mike Wonsik (**Member at Large**) and Dale Goulette (**Webmaster**).

Also in attendance:

Rob Graft (Co-Chair FCCII) and Bob Burns

A. Agenda

The meeting agenda was distributed by Joe Rouse.

Items Listed: Call to order/Role call; Approve minutes from last meeting; Treasurer's Report; Old Business (Water Conservancy District and other); New Business (finalizing the Trash Bash, Legacy Pines Report and other); Next meeting; Adjournment.

B. Approval of Board Minutes

The minutes of the previous BTRHOA board meeting held on April 8, 2008 were reviewed for content. Discrepancies noted:

NONE NOTED

A motion to approve the minutes was made by Dale Goulette, seconded by Mike Wonsik and unanimously approved by the board.

C. Treasurer's Report

Don Christ presented the Treasurer's Report:

- The beginning balance was \$5,468.71
 - Income:
 - Dues: (2008) – paid this period \$0.00
 - 36 members + Rock
- Total: \$0.00
- Expenses:
 - Martin – sign \$130.79
 - Postage 24.60
- Total: \$155.39
- Ending Balance: \$5,313.32

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

D. Old Business

1. Water Conservancy District

Rob Graft conducted a discussion on Water Conservancy Districts

The purpose of a water conservancy district is to finance water infrastructure development (does not include water management). The advantages of a water conservancy district is to be able to adjudicate water rights for the entire district instead of individually. The district can request the water rights to county held public lands such as streets and any open space. The district would also gain representation on area water councils.

One of the first requirements would be to define the area that would constitute the district. A contributing factor in this decision would be to look at the number

of households within certain boundaries. This is important in that the maximum taxation is 1 ½ mils; that mil levy times the number of households would be the annual budget for the district.

The next step would be to draw up an initiative to petition the voters of the proposed district to be put on the next public ballot. Signatures of 10% of the eligible voters is required for the initiative to be reviewed by the County Court. If the court decides the initiative can be placed on the ballot then the district is required to post a bond to cover the cost of the election. For the Grandview Estates district this was \$10,000.00. If a simple majority approves the establishment of the district, then the County Court appoints a Board of Directors. This Board must gain approval of a mil levy (no more than 1 ½ mils) in a general election. Once the mil levy is approved then the district is required to submit notice to the County Treasurer to assess the properties within the district. This process can take as long as two years when there would be no income to the district.

Boundaries discussed were to the Elbert County line on the east to Castlewood Canyon on the south, to Castle Rock city limits on the west and to Bayou Gulch on the north. Additional concerns of the board were well head spacing and the proportion of renewable water required for new developments.

It was also noted that the State Engineer is statutorily empowered to regulate water.

2. Other

Mike Wonsik advised that he had talked with the Zoning Commission regarding Neiss' property and they had driven by and not seen a violation.

It was also reported to the Board that in regard to renting a chipper that only one family had responded that they were interested in the program.

E . New Business

1. Trash Bash – June 14, 2008

- a) Dumpsters – Curtiss Wonsik reported that she had talked with Bill Heydt and gotten their approval to place the dumpsters on their property in Cedar Court. The cost of the dumpsters will be \$760 for the two dumpsters.

2. Legacy Pines Report/drawings were reviewed. The Board decided it had no objection.

3. Bridal Path Easements – Mike Wonsik reported that there are a lot of dead oak trees along the easement. Mike W. said that he would contact Jill Alexander to do a walk through to see if we could qualify to conduct a wildfire fuel break.

4. The County Dumpsite will open Memorial Day weekend.

I. Next Meeting

The next meeting of the BTRHOA Board of Directors will be Tuesday, August 12th, 2008 at 7:00 p.m. at the home of Mike Mullinnix and Cyndi McDonald.

J. Adjournment

A motion to adjourn the meeting was made at 8:34 PM by Curtiss Wonsik; seconded by Joe Rouse and unanimously approved by the board.

Minutes submitted by:

Curtiss Wonsik (Secretary BTRHOA)

Approved by: