

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

August 21, 2007

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 August 21, 2007 at the home of Mike and Curtiss Wonsik.

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**) JoAnna Halda (**Architectural Committee**)

Absent:

None

Also in attendance:

None

A. Agenda

The meeting agenda was distributed by Seth Feinstein.

Items Listed: Role call, Treasury Report; review and approval of 5/15/2007 board meeting minutes, Old business and New business.

OLD BUSINESS: Proxy Votes/Covenant Amendments.

NEW BUSINESS: Steed Letter about violations; Overman Letter about violations; set date for annual BTRHOA meeting.

B. Treasury Report

Curtiss Wonsik presented the treasury report. As part of the treasury report, Curtiss wished to thank all Board Members for their help with the picnic activities during the Trash Bash. She extended a special thank you to Mary Rouse for doing all of the shopping and to Joe and Mary Rouse for cooking the brats. Several board members received a lot of positive feedback about this years Trash Bash and picnic.

The beginning balance was \$5,483.16

Income:

Dues: (2007) – 38 members + Rock **\$250.00**

Flower Sales \$135.00 sales

(\$107.50) cost **\$27.50**

Total: **\$277.50**

Expenses:

Dumpsters for Trash Bash: **\$760.00**

Picnic Supplies for

Trash Bash: **\$223.57**

Quarterly Webpage Cost: **\$29.97**

Total: **\$1013.54**

Ending Balance: **\$4,747.12**

A motion to approve the treasury report was made by Seth Feinstein, 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 May 15, 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. BTRHOA Proxy Forms/Amendments

Joe Rouse reviewed the number of signatures for the amendments to the BTRHOA Covenants. He stated that we are 15 signatures short of the required 45 lot/signatures needed to file the amendments. Joe questioned some lots as to how the ownership was filed. Joe furnished a list of the lots that had and had not signed. It was decided by the board that we "divide and conquer" the list by allocating 5 lots to each board member. Seth requested that we contact these homeowners and get the signed proxies prior to the next board meeting.

E. Letter to Lot 35 Occupant for Covenant Violations

Seth reviewed the letter that he wrote to David Steed (renter) and Mark Whetten (owner) of lot 35 that is in violation of several items of the BTRHOA covenants. Item violations noted included ATV vehicles, creation of ponds, raising chickens, cattle and putting up fences for live stock containment. Seth also read back the letter sent by the renter in response. The renter had asked if we could waiver our covenants for his area due to the fact that he had been told by the owner when he rented that it would be acceptable to raise live stock in the Burning Tree Ranch area. Seth will respond with another letter and notify the renter and owner that we will not deviate from the published BTRHOA covenants.

F. Letter to Lot 4 Occupant for Covenant Violations

Seth reviewed violations that had been brought to his attention on lot 4. It was noted that the homeowners may be in violation as to the number of horses and trailers on the property. There have also been complaints of owners' dogs running free and uncontrolled onto other homeowner lots. Seth will call their neighbors to verify the number of horses on the property. If the homeowners are in violation, Seth will draft a letter to the lot's owners bringing the violations to their attention.

G. Motion to Send Documentation to all Realtors

Joe Rouse made a motion that we should send a cover letter and a copy of the current Covenants to realtors listing any properties/homes in the Burning Tree Ranch area. It would be the board's intention that this would help alleviate any misunderstanding and/or confusion of what is and is not permitted in the area. Joe will draft a cover letter for this purpose for review at the next board meeting.

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

H. BTRHOA Annual Meeting Scheduled

Don Christ reviewed with the board the available dates/times for the BTRHOA Annual Meeting. After discussion, the board decided the annual meeting would be held on Tuesday, November 6, 2007 at 7:00 PM at the Franktown Fire Department at the intersection of Highway 83 and Highway 86. Curtiss Wonsik suggested that we have copies of the Covenants and the amendments available. Seth was tasked with finding a clean copy of the covenants and the amendments that could be copied. It was also noted that the election of the Vice President and Secretary positions will be held at this years' annual meeting. JoAnna Halda volunteered to be responsible for refreshments at the annual meeting.

I. Well Adjudication Item of Interest

Liz Burns mentioned to the board that she had received conflicting information from County Commissioner Steve Boand. Concern about not having to file water rights and adjudication because owners already had full water rights of all water below their lot. The item was discussed in detail and it was decided that we should still proceed in earnest with the adjudication of our wells.

The next Board Meeting will be October 2nd at 7 p.m. at the home of Joe and Mary Rouse.

Adjournment:

A motion to adjourn the meeting was made at 8:23 PM by Joe Rouse; seconded by Seth Feinstein and unanimously approved by the board.

Minutes submitted by:

Dale T. Goulette (Secretary BTRHOA)

Approved by: