

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Meeting Minutes September 21, 2006

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:16 PM on August 21, 2006 at the home of Joe and Mary Rouse.

Present:

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

Also in attendance:

Don Christ (**Architectural Committee, Chair Person**)

Mary Rouse (**BTRHOA Member**)

Absent:

Liz Burns (Board Member).

A. Agenda

The meeting agenda was distributed by Seth Feinstein.

Items listed: Role call, Treasury Report and Membership update, review and approval of 8/21/2006 board meeting minutes, give second copy of PO Box key to Dale, set dates for Christmas Party and annual BTRHOA Meeting, write architectural addendum to covenants, robbery in the neighborhood area, and letter to Steve Board.

B. Treasury Report

Curtiss Wonsik presented the treasury report. The beginning balance was \$4,847.37.

Checks were written in the following amounts:

NONE

Total: \$.00

Income:

Dues \$.00

Ending Balance: \$4847.37

Seth Feinstein asked that it be noted in the minutes that he did go to the Wells Fargo bank to have his signature added to the BTRHOA checking account. Seth also noted that he had paid the renewal for the post office box and had received two keys; Seth will keep one and the second will go to Dale Goulette. He also turned in a voucher for the expense of the dumpster from the Open Space clean up on September 19. These expenditures will be noted in the treasury report at the next meeting.

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

C. Approval of Minutes

The minutes of the previous BTRHOA board meeting held on August 21, 2006 were reviewed for content and accuracy by Dale Goulette. Discrepancies noted:

NONE

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

D. Environmental/Architectural Committee

It was noted in the last board meeting that Section 7 of the covenants regarding fencing is outdated and requested that Joe Rouse and Don Christ draft an amendment updating the allowable fencing materials and any other necessary changes. Don Christ reviewed various sections of the covenants pertaining to the types and construction of fences and shared these with the board members. Several scenarios of how fences should look and where fences should be located on a lot were discussed by the board to help with developing an architectural addendum to the covenants. It was a group consensus that the newer hard plastic/fabricated fences would be an acceptable fence type if their installation followed the location boundaries prescribed in the covenants, they were aesthetically pleasing to the entire layout of the lot/home and that installation plans for the fence were submitted/approved prior to installation by the Architectural Committee.

The Architectural Committee is continuing to review the covenants' in regard to out buildings and being in compliance with Douglas County building requirements.

E. Open Space Clean Up

A cleanup of the Burning Tree Ranch Open Space was conducted on the 16th of September. The BTRHOA Board would like to thank Seth Feinstein, Mike and Curtiss Wonsik and Dale Goulette for donating their time on a Saturday morning to clean up the open space in Burning Tree Ranch. Several articles such as tires, furniture, car batteries and old fencing were removed from the area and brought to the dump. Very special thanks to Seth for transporting all of the garbage with his trailer. Dale will post an article on the BTRHOA webpage about the cleanup and ask everyone help keep our neighborhood and open space clean and to not discard garbage in our beautiful open space.

F. Planning for future BTRHOA events

The Board then discussed slating the date for the required Annual Homeowners meeting. The Board reviewed the calendar and selected two dates: Wednesday, November 15th or Thursday, November 16th at 7p.m. at the Franktown Fire Station. Don Christ has volunteered to go down to the fire station to check the availability of those two dates for the meeting. Don will contact Dale on Friday with the information/results so that he can distribute the dates via e-mail and post the dates on the BTRHOA website.

A discussion was brought up concerning a possible Christmas Party for the Association members. All members in attendance were in unanimous agreement that this would be a great idea for the board to go forth with. A date of December 2, 2006 was decided on along with the tentative hours of 5-9 PM. JoAnna and Mary Rouse will work on the location and decide on the evening events. We will discuss this event at the next board meeting.

G. Letter to Steve Board

The board is grateful to Seth Feinstein for authoring a letter to County Commissioner Steve Board. In the letter, Seth pointed out different water levels experienced in the BTRHOA development and our concern with the present consumption and future water requirements placed on the aquifer which feeds our neighborhood. Water level readings obtained from Bob Burns were stated in support of our personal investigation of how the water levels in this particular case have decreased by nearly 25 feet in just the last 15 years. Seth will forward any response that he receives from Mr. Board as they are received.

H. Other Items

Seth noted that he had received word that Charlotte Mirabelle's home had been forcibly broken into. A window was broken to gain entry and several personal items as well as computers were stolen. Although Charlotte's lot is technically in the Bannock Burn subdivision, it is very concerning to this board to have this criminal activity this close to our area. Dale will post an article on the BTRHOA webpage noting this incident and asking for help in being vigilant to any suspicious or unusual activity in the neighborhood.

Adjournment:

A motion to adjourn the meeting was made at 8:25 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 October 17th, 2006 at the home of Don and Judith Christ at 8304 Burning Tree Drive.

Minutes submitted by:

Dale T. Goulette (Secretary BTRHOA)

Approved by: