

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

September 30, 2008

Opening:

The annual meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Joe Rouse at 7:12 p.m. at the Franktown Fire House.

I. Call to Order

The meeting agenda was distributed at the door. Items listed: Introduce the Board and Guests; Treasurer's Report; Year in review (Water Adjudication, Frankstown Update; Trash Bash and Picnic; Directory and Plot Plan Updates and Christmas at the Ranch); County Commissioner Steve Boand; Wildfire Mitigation and Other.

II. Introductions

Joe introduced the Board Members: Joe Rouse (President), Mike Mullinnix (Vice President), Don Christ (Treasurer), Curtiss Wonsik (Secretary), Dale Goulette (Web Master/Member at Large) and Mike Wonsik (Member at Large). Guests included Steve Boand, Douglas County Commissioner; Kristin Garrison, Colorado State Forest Service; LT Sean Searle, Franktown Fire Protection District and Jill Alexander, Douglas County.

There were twenty-six homeowners in attendance.

III. Treasury Report

Don Christ presented the treasury report. The November 2007 balance was \$4,563.47.

Income:

Dues: 2008 (40 members)	\$2,000.00
Total:	\$2,000.00

Expenses:

Annual Meeting Refreshments 2007	\$24.07
Photocopies/postage 2007 Annual Meeting	95.66
Secretary of State Filing	10.00
Webpage (one year)	119.88
Christmas Party	318.88
Post Office box Renewal	40.00
Dumpsters	760.00
Picnic	140.93
Office Supplies	174.13
Filing 3 rd Amendments to the Covenants	256.00
Postage	91.20
CWPP	120.39
Check reorder	19.95
HOA Sign	130.79
Reproduction	<u>16.00</u>
Total Expenses:	<u>\$2,317.88</u>
<u>Ending Balance:</u>	<u>\$4,245.59</u>
Cash Receipts Over Disbursements	<u>(317.88)</u>

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

IV. Year in Review

A. Water Adjudication.

Joe announced that twenty-two homeowners had had initiated the process for adjudicating water rights to the deepest aquifer. Marianne Reed had organized a meeting with the paralegal, Gary Crosby, from Petrock and Fendel that specializes in water rights adjudication that was held at the Franktown Firehouse. Joe thanked Marianne for notifying homeowners of this procedure, collecting paperwork and checks, and ensuring that the package got to Gary. Curtiss Wonsik volunteered to look into getting a third group interested in this filing.

B. "Frankstown" update.

Joe advised that the "Frankstown" group had filed their appeal on September 15th, 2008 and that it would be at least six weeks before a ruling was made.

C. Trash Bash & Picnic

All agreed that the Trash Bash and picnic were a tremendous success. Photos of the event can be seen at the web page at www.BTRHOA.com.

D. Directory/Plot Plan Updates

Curtiss Wonsik reported that she and Dale would be working on the directories and hoped to have them published soon.

E. Christmas Party

"Christmas at the Ranch" will be held on December 6th, 2008 at the home of Pat Moore.

V. County Commissioner Steve Board

Joe introduced Steve Board, a member of the Douglas County Commissioners and asked him to update the members on upcoming issues that might affect our HOA. Steve announced that effective October 1, 2008 the Douglas County Rural Water Authority goes into effect. This water authority will represent rural waters users whose unique water issues had not been addressed before. He also said that October 1, 2008 will be the third annual Douglas County Water Summit which will review Douglas County water issues for 2008 and set initiatives for 2009. Douglas County now has its own water specialist, Tim Merrill, who can be reached through the community services of the Planning Division. On the economic side, Steve said that the 2010 budget might see the first year that Law Enforcement will not be able to fund itself. He also reiterated that that Frankstown issue is in its last steps of appeals.

VI. Wildfire Mitigation

Mike Wonsik presented the homeowners with the Community Wildfire Protection Plan (CWPP) for Burning Tree Ranch. The Board backed project outlines the goals of the plan – life is the first concern, then property and finally all else. This plan outlines step by step ways to protect homeowners and their homes. This plan has been coordinated with the Colorado State Forest Service, the Douglas County Wildfire Mitigation Staff and the Franktown Fire Protection District. This plan is important because of the high fuels hazards in the community. Two benefits of an approved plan are the eligibility of 50/50 grants and deductions for clearing on the 2009 Colorado State income tax.

Mike introduced Kristin Garrison of the Colorado State Forest Service. Kristin reiterated why the CWPP was so important, especially to our area with all of the high fuels hazards. She also explained the process for the Wildland Urban Interface (WUI) grants and their eligibility. Kristin also stated with an approved CWPP we would be eligible for a deduction (currently up to \$2500) on our state income tax.

Mike then introduced Jill Alexander from the Douglas County Wildfire Mitigation Office. Jill reviewed some of the projects that her office has been involved in, to include the mitigation of the Open Space in Burning Tree Ranch. She presented a slide show that explained defensible space and before and after pictures showing how important clearing was. Jill said that we could contact her office to schedule individual wildfire assessments.

Sean Searle, Franktown Fire Protection District and homeowner in Burning Tree Ranch, followed. Sean reviewed for the members the area assets (fire trucks, water collection areas) that were available for fighting fires. He emphasized how important defensible space was from the eyes of the firefighter; as a commander, he must assess the area where he is taking his men to fight the fire as to the ease to go in and to get out safely. He also will conduct inspections of properties.

Mike thanked Kristin, Jill and Sean for their presentations. He said that copies of the final draft of the CWPP were available at the table and asked homeowners to sign for their copy and advise him of any concerns, questions or corrections by October 24, 2008. He also asked members to volunteer for the BTRHOA Wildfire Mitigation Committee as well as volunteers for the Evacuation Committee. The mitigation committee would help clear for those unable to. The evacuation committee would work with the County Reverse 911 emergency to maintain a list of homeowners who might need assistance in an emergency.

VII. Other

Dick Newcomb stated that he was concerned about the parking of the large race car transport trailer parked at the homeowner's residence on Burning Tree Drive. The homeowner, Don Gilbert, was in attendance and the item was referred to him for a reply. He stated that there was only a couple of more races in the season after which the trailer would be moved out of sight.

Tammy Denhard questioned if a homeowner could raise chickens on their property. **Board Reply:** It was thought that the County Zoning Regulations did not allow agricultural activities, such as raising chickens or goats, in property zoned Large Rural Residential (LRR) and that it was prohibited by the covenants but the board would look into it.

VIII. Adjourn

The meeting adjourned at 8:50 p.m.

Minutes submitted by:

Curtiss Wonsik (Secretary BTRHOA)

Approved by: