

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

October 2, 2007

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:18PM on October 2, 2007 at the home of Joe and Mary Rouse.

Present:

Seth Feinstein (**President**), Joe Rouse (**Vice President**), Curtiss Wonsik (**Treasurer**), Liz Burns (**Board Member**)

Also in attendance:

Don Christ (**Architectural Committee, Chairmen**), Bob Burns (**Architectural Committee**)

Absent:

Dale Goulette (**Secretary**),

Also in attendance:

None

A. Agenda

The meeting agenda was distributed by Seth Feinstein.

Items Listed: Role call, Treasury Report; review and approval of 8/21/07 board meeting minutes, Old business and New business.

OLD BUSINESS: Proxy Votes/Covenant Amendments, Covenant violators status

NEW BUSINESS: Annual BTRHOA meeting, Holiday party, set next meeting.

B. Treasury Report

Curtiss Wonsik presented the treasury report.

The beginning balance was \$4,747.12

Income:

Dues: (2007) – 38 members + Rock

Total: 0

Expenses:

Directories	108.61
Quarterly Webpage Cost:	\$29.97

Total: **\$138.58**

Ending Balance: **\$4,608.54**

A motion to approve the treasury report was made by Don Christ, 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 August 21, 2007 were reviewed for content. Discrepancies noted:

NONE NOTED

A motion to approve the minutes was made by Joe Rouse, seconded by Don Christ 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 8 signatures short of the required 45 lot/signatures needed to file the amendments. Each member of the Board took several more names to get signatures. Joe asked that the members get back to him by Wednesday, October 10 with their status for signatures.

E. Letter to Lot 35 Occupant for Covenant Violations

Seth read the reply he sent David Steed stating that the Board could not ignore the covenants and could not allow cattle and/or fowl on the property. He went on to ask Mr. Steed to remedy this situation.

F. Letter to Lot 4 Occupant for Covenant Violations

Seth reviewed the contents of the letter that was sent to the Overmans in regard to having more horses than the covenants allowed. Jeffrey Overman had replied stating that he was aware of the covenants and his violation thereof and had been intending to "trim the herd" but that currently was a bad market. Seth would draft a letter acknowledging his reply and thanking him for "trimming the herd."

G. BTRHOA Annual Meeting

Seth discussed topics of discussion for the annual meeting. Joe Rouse stated that he was not up for re-election. Liz Burns asked to be released from her seat on the board. So, the Board needs to fill three slots: Vice President, Secretary and Member at Large. Seth noted that after the new year, one of the items on the agenda would be to review the term limits for members of the Architectural Committee.

Curtiss stated that she had noticed that the Pinery had invited newcomers to come 15 minutes early to meet the Board. The Board thought that this might be something worth trying this year and would include in our flier.

The other item to be discussed will be the developments around Burning Tree Ranch. Seth stated that maybe Jill Repella, from the Planning Commission, could talk at the meeting. Joe Rouse brought an article from the Douglas County News-Press to the Boards' attention. The article reports County Commissioner hopeful Jeff Wasden calling on Ms. Repella to resign from the commission because of her accepting developers contributions. Seth volunteered to ask Charlotte Mirabella, a member on the Planning Commission Board, to come to the meeting.

JoAnna Halda has volunteered to be responsible for refreshments at the annual meeting.

H. Holiday Party

The Christmas at the Ranch Party will be Saturday, December 8 at Joe and Mary Rouse from 5:30-8:30 p.m. Curtiss Wonsik volunteered to help.

The next Board Meeting will be October 30th at 7 p.m. at the home of Bob and Liz Burns.

Adjournment:

A motion to adjourn the meeting was made at 8:12 PM by Joe Rouse; seconded by Curtiss Wonsik and unanimously approved by the board.

Minutes submitted by:

Curtiss Wonisk, for

Dale T. Goulette (Secretary BTRHOA)

Approved by: