

# **BURNING TREE RANCH HOMEOWNERS ASSOCIATION**

## **Board of Directors Meeting**

**April 8, 2008**

### **Opening:**

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Joe Rouse at 7:05 PM on April 8, 2008 at the home of Jan Girard and Dale Goulette.

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:**

None

### **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 (Fire Mitigation; Overman/Horse Violation, Water Conservancy and other); New Business (planning for the Trash Bash, Spring Clean Up); Next meeting; Adjournment.

### **B. Approval of Board Minutes**

The minutes of the previous BTRHOA board meeting held on March 11, 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 \$5,694.29
- Income:
  - Dues: (2008) – paid this period \$150.00
- 36 members + Rock
- Total: \$150.00
- Expenses:
  - Filing 3d Amendment- \$256.00
  - Office Supplies - 16.20
  - Web Page 29.97
  - Supplies to anchor sign 13.46
  - Check order 19.95
  - Post Office box renewal 40.00
  - Total: \$375.58
- Ending Balance: \$5,468.71

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

### D. Old Business

#### 1. Fire Mitigation

Mike Wonsik presented his draft letter to the Burning Tree Ranch residents regarding the development of the Community Wildfire Protection Plan. Jill Alexander of the Douglas County Wildlife Mitigation staff has made an initial wildfire assessment of the subdivision and is waiting for a detailed map to

complete the study. Jill is also available to perform detailed wildfire assessment of individual properties and can be reached at 303-660-7497, ext. 2234.

The Board has also asked the Douglas County Natural Resources to complete wildfire mitigation of the County Open Space located in the north east corner of the subdivision. This work should be accomplished in 2008.

**A motion was made for the Board to adopt the Standards for defensible space of the Colorado State Forest Service for the CWPP by Curtiss Wonsik and seconded by Dale Goulette. It was unanimously approved by the Board.**

The Board agreed that the letter to the residents regarding the CWPP be posted on the website and go out with the next mailing, to include Trash Bash reminder and dues.

Mike Wonsik asked the Board if there might be interest in renting a chipper for a day and going to residences to turn their slash piles into mulch. It was decided that a flyer would go out with the other mailing to see if there was any homeowners interested. The question of the HOA's liability was discussed.

The Board thanked Mike for all of his hard work.

## 2. Overman/Horse Violation

Curtiss Wonsik reported that she had not called the zoning commission.

Mike Wonsik distributed a report of zoning violations within the subdivision that included Overman (extra horse), Benedict for six dogs (RR zoning allows for 4) and Neiss for outside storage of trash and junk.

## 3. Water Conservancy

Mike Mullinnix reported that Rob Graf had talked to the Grandview Board Executives but did not get a copy of their charter. Mike Mullinnix will follow up with Rob to get a copy of the Grandview Charter.

Rob Graf also talked to a water attorney who introduced several issues to consider in regards to a water conservancy district. One issue was that the district could be sued by landowners who felt the district would adversely affect their property values (water attorney thought we need a larger scope). The second issue would be the property owners that would ignore the district and making the district sue them for non-compliance which led to the third issue of money. The maximum tax is 1 ½ mils, therefore it would take some time to accumulate the money to fund litigation of any sort.

Mike stated that further research will need to be done.

## E . New Business

1. Trash Bash – June 14, 2008
  - a) Dumpsters – Curtiss Wonsik reported that she had reserved two dumpsters with Refuse Management for that weekend and thought the cost would be the same as last year (\$760.00). Curtiss also volunteered to call the Heydts' to make sure it was okay for the dumpsters to be on their property.
  - b) Food planning/cooking –Curtiss Wonsik volunteered to work with Mary Rouse on the menu and shopping. Joe Rouse and Dale Goulette volunteered to take turns cooking.
  - c) Grill/ Tables and Chairs/Coolers - Mike Mullinnix volunteered his grill. Joe Rouse and Mike Wonsik volunteered tables and chairs as well as coolers.
  - d) Coverage – Everyone on the board volunteered to help where necessary that day.
  - e) Advertising – Don Christ volunteered to look into replacing the sandwich board sign.
2. Spring Cleanup – Joe asked that each property owner be sure to pick up trash on his property. He also asked that that be put on the website.
3. Other – Dale Goulette stated that he had added a section for want ads on the website and that paid members could use this section.

## I. Next Meeting

The next meeting of the BTRHOA Board of Directors will be Tuesday, May 13<sup>th</sup> , 2008 at 7:00 p.m. at the home of Mike and Curtiss Wonsik.

### Adjournment:

**A motion to adjourn the meeting was made at 8:05 PM by Joe Rouse; seconded by Mike Wonsik and unanimously approved by the board.**

Minutes submitted by:

Curtiss Wonsik (Secretary BTRHOA)

Approved by: