

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

November 18, 2008

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Joe Rouse at 7:06 PM on November 18, 2008 at the home of Mike and Curtiss Wonsik.

Present:

Present were: Joe Rouse (**President**), Mike Mullinnix (**Vice President**), Don Christ (**Treasurer**), Curtiss Wonsik (**Secretary**) and Mike Wonsik (**Member at Large**).

Absent:

Dale Goulette (**Webmaster and Member at Large**).

A. Agenda

The meeting agenda was distributed by Joe Rouse.

Items Listed: Call to order/Role call; Approve minutes from last meeting and annual meeting; Treasurer's Report; Old Business (Water Adjudication, CWPP and other); New Business (Christmas Party, New Directories, Other and Next Meeting); Adjournment.

B. Approval of Board and Annual Minutes

The minutes of the previous BTRHOA board meeting held on September 9, 2008 were reviewed for content. Discrepancies noted:

NONE NOTED

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

The minutes of the annual meeting held on September 30, 2008 were reviewed for content. The Board noted that there had been a great positive response to the annual meeting. Discrepancies noted:

NONE NOTED

A motion to approve the minutes was made by Mike Mullinnix, seconded by Don Christ and unanimously approved by the board.

C. Treasurer's Report

Don Christ presented the Treasurer's Report:

- The beginning balance was **\$4,245.59**
 - Income:
 - Dues: (2009) – paid this period **\$ 750.00**
 - 15 members + Rock
- Total Income: **\$ 750.00**
- Expenses:
 - Annual meeting (refreshments
And repro) **\$ 146.18**
- Total Expenses: **\$ 146.18**
- Ending Balance: **\$4,849.41**

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

D. Old Business

1. Water Adjudication

Curtiss Wonsik reported that an additional 11 homeowners had filed for water adjudication. To date, a total of 36 homeowners have filed water adjudication.

2. BTR CWPP

Joe advised that he had signed the proposed CWPP submittal on 4 November. Mike Wonsik said that he expected approval in early December. Mike distributed a handout on the printing costs comparing Kinko's and Office Depot. He recommended Office Depot at the approximate cost of \$10.08 per copy in a Loose Leaf configuration.

A motion to accept that Office Depot pricing for 40 copies was made by Mike Mullinnix, seconded by Don Christ and unanimously accepted by the Board.

3. Other

At the Annual Meeting, Tammy Denhard asked if she could raise chickens. The Board reviewed the Protective Covenants and Article IV, Section 3, paragraph B4 states that “Pigs, goats, poultry, and stallions are expressly prohibited in Burning Tree Ranch.” Curtiss Wonsik volunteered to advise Tammy of the finding.

It was also noted that Don Gilbert still had the race car transporter parked out front of his property. Joe Rouse volunteered to call Don and remind him of moving the trailer as he said he would do at the annual meeting.

E. New Business

1. Christmas Party

Curtiss Wonsik distributed a draft flier for Christmas at the Ranch. She said that she and Mary Rouse had met with Pat Moore regarding menus and set up. The party will be Saturday, December 6 at Pat Moore’s. Due to Pat’s large doll collection and other collectibles, she asked that the party be adults only. Distribution of the flier will be by email to those we have addresses and by mail for the others.

2. New Directories

Curtiss Wonsik distributed a draft copy of the Directories. Reproduction and distribution will be done soon.

3. Other

- a. Curtiss Wonsik reported that the Secretary had received an inquiry from Security Title regarding dues for Lot #1. The new owners are Clark and Carol Alexander.
- b. Officers – It was decided that the officers stay in the position that they are currently holding.

A motion that the current slate of officers be accepted was made by Mike Mullinnix, seconded by Don Christ and unanimously approved by the Board.

- c. Environmental Committee – Don Christ reported that the Committee had reviewed plans submitted by Steve and Vida Peets for an additional large garage on their property at 8170 Burning Tree Trail. The committee approved the drawings.

- d. Contractors - Joe Rouse suggested that we start compiling a list of contractors whose work we were pleased with and publish it on the website.
- e. Annual Corporation Report – Curtiss Wonsik reported that the annual report had been filed with the Secretary of State and supplied Joe with a copy of the filing.
- f. Proposed Amendments to the Douglas County Zoning Regulations are now posted on the County website.
- g. Letters – Joe Rouse stated that he had sent letters of thanks to the presenters at the Annual Meeting.

F. Next Meeting

The next meeting of the BTRHOA Board of Directors will be Tuesday, January 13, 2009 at 7 p.m. at the home of Don and Judith Christ.

G. Adjournment

A motion to adjourn the meeting was made at 8:16 PM by Joe Rouse; seconded by Mike Wonsik and unanimously approved by the board.

Minutes submitted by:

Curtiss Wonsik (Secretary BTRHOA)

Approved by: