

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Board of Directors Meeting

March 11, 2008

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:15PM on March 11, 2008 at the home of Don and Judith Christ.

Present:

Seth Feinstein (**President**), Mike Mullinnix (**Vice** President), Don Christ (Treasurer), Curtiss Wonsik (**Secretary**), Mike Wonsik and Joe Rouse (**Members at Large**) and Dale Goulette (**Webmaster**).

Also in attendance:

None

A. Agenda

The meeting agenda was distributed by Seth Feinstein.

Items Listed: Role call, Approve minutes from last meeting, Treasurer's Report, President's Statement, Covenants filing update, Wildfire Mitigation Presentation , Overman/Wilson, Architectural Committee Organization, Water Conservancy Update, New Items, Next meeting date, Adjournment.

B. Approval of Board Minutes

The minutes of the previous BTRHOA board meeting held on February 12, 2008 were reviewed for content. Discrepancies noted:

NONE NOTED

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

C. Treasury Report

Don Christ presented the treasury report:

- The beginning balance was \$5,634.89
 - Income:
 - Dues: (2008) – paid this period \$100.00
 - 33 members + Rock
- Total: \$100.00
- Expenses:
 - February 19th Mailing
 - Stamps – \$24.60
 - Reproduction – \$16.00
- Total: \$ 40.60
- Ending Balance: \$5,694.29

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

D. President's Statement

Seth announced that he had purchased a home in Pradera, closing the end of the month, and therefore requested to be released from the duties of President effective March 14, 2008. He thanked the officers and members of the Board for their hard work and interest in the Association. After some discussion, Joe Rouse was appointed to serve as President for the balance of this year.

E. Covenants Filing Update

Seth announced that the 3rd Amendment to the Covenants had been filed in the Douglas County Clerk office and cost \$256.00.

F. Wildfire Mitigation

Mike Wonsik presented a Memorandum for the Board to review regarding the development of a Community Wildfire Protection Plan (CWPP) for Burning Tree Ranch. A CWPP would help identify wildfire hazards in the subdivision and approval of the plan would make BTR eligible for federal and state grants that are awarded each January. Participation should include members from the BTRHOA Board and association, Franktown Fire Protection District, a member from the Douglas County Wildfire Mitigation Staff as well as from the Colorado State Forest Service District Office. Mike Wonsik has requested a Douglas County Wildfire Mitigation Staff Member to conduct an initial area hazard assessment of the subdivision as well as conducting fuel reduction/mitigation operations of our Open Space.

Mike continued with a slide show on wildfire mitigation with recommended clearings and examples of defensible space.

A motion was made by Curtiss Wonsik, seconded by Don Christ, to form of committee to develop a CWPP consisting of Mike Wonsik and Dale Goulette. The motion was unanimously approved by the Board.

G. Overman/Wilson Update

The Board reviewed the current status regarding the Overman's four horses being in violation of the Covenants. It was decided to contact the Douglas County Zoning Commission to see if they were in violation of any zoning requirements. Curtiss Wonsik volunteered to call the commission.

H. Architectural Committee

A motion was made by Mike Wonsik, seconded by Curtiss Wonsik, that we dissolve the Architectural Committee as it now is and release the current members from further duties related to that committee. The Board unanimously approved this motion.

A motion was made by Joe Rouse, seconded by Curtiss Wonsik, to establish the Environmental Committee to conform with the Burning Tree Ranch By-Laws and the Covenants. The Board unanimously approved the motion.

The board restated that members of the Environmental Committee should be paid members of the association. Volunteers to sit on the Environmental Committee include Joe Rouse, Mike Wonsik, Mike Mullinnix and Don Christ.

The Board thanked the outgoing members of the Architectural Committee.

I. Water Conservancy Update

Mike Mullinnix stated that the FCCII was waiting on Rob Graf to obtain, review and discuss the Grandview Water Conservancy Charter with members of their board.

J. New Business

Mike Mullinnix noted that the County Open Space was looking for new volunteers for leading hiking and bird watching and other activities. There will be a meeting on Thursday, March 20th, from 6-8:30 p.m. at the Miller Building in Castle Rock. If interested, please make reservations with Carol Thomas at 303-660-7492; Open Space Department.

It was noted that land was being developed on Huntington Rd off of Bayou Gulch. The lots would vary from 1 ½ to 3 acres.

The Trash Bash, June 14th, will remain at the Cedar Court cul-de-sac for the time being. Plans for the event will be made at the next meeting.

K. Next Meeting

The next meeting of the BTRHOA Board of Directors will be Tuesday, April 8, 2008 at 7:00 p.m. at the home of Dale Goulette and Jan Girard.

Adjournment:

A motion to adjourn the meeting was made at 8:34 PM by Mike Mullinnix; seconded by Don Christ and unanimously approved by the board.

Minutes submitted by:

Curtiss Wonsik (Secretary BTRHOA)

Approved by: