

BURNING TREE RANCH HOMEOWNERS ASSOCIATION

Meeting Minutes October 17, 2006

Opening:

The regular board meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:06 PM on October 17, 2006 at the home of Don and Judith Christ.

Present:

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

Also in attendance:

Don Christ (**Architectural Committee, Chair Person**); Bob Burns and JoAnna Halda (Architectural Committee)

Absent:

Dale Goulette (Secretary)

A. Agenda

The meeting agenda was distributed by Seth Feinstein.

Items listed: Role call; Treasury Report ; review and approval of 9/21/2006 board meeting minutes; set and plan date for Christmas party December 2 as well as for the annual membership meeting on November 13th, agenda and advertising to gain quorum; write architectural and fencing addendum to covenants for November vote.

B. Treasury Report

Curtiss Wonsik presented the treasury report. The beginning balance was \$4,847.37.

Checks were written in the following amounts:

Web Page	(29.97)
Total:	\$29.97

Income:

Dues	\$.00
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<u>Ending Balance:</u>	<u>\$4817.40</u>
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Seth Feinstein asked that it be noted that the second key for the post office box was given to Curtiss Wonsik to be shared with Dale Goulette.

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

C. Approval of Minutes

The minutes of the previous BTRHOA board meeting held on September 21, 2006 were reviewed for content. Discrepancies noted:

NONE

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

D. Environmental/Architectural Committee

The Architectural Committee presented the following changes to the covenants:

Article IV – General Restrictions on all Lots and Tracts

Paragraph 7 Fencing – All fences on road frontages must be of wood or stone construction approved by the Committee, no wire fence in front of building setback. Fencing on all other boundaries must be of new construction; wire may be woven or barbless. If barbless, a minimum of four (4) strands must be used. Posts must be spaced on a maximum of one (1) rod.

Change to read: All fences on road frontages must be of wood, STONE OR OTHER MATERIAL approved by the environmental committee.....

Article V – Restrictions on Residential Tracts

Paragraph 6 – Exterior Lighting. All exterior lighting and standards shall be approved by the Committee in the subdivision. It will be the owner's responsibility to install, prior to occupancy and use, a post light with photo cell at driveway entrance.

Change to read:....It will be the OWNER'S OPTION to install, prior to occupancy and use, a post light with photo cell at driveway entrance.

Paragraph 10 – New Construction. Only new construction will be allowed. No used or metal buildings shall be allowed.

Change to read:...No USED buildings shall be allowed.

A motion was made by Curtiss Wonsik and seconded by Joe Rouse to accept these changes and present to the membership at the annual meeting; was unanimously approved by the Board.

E. Annual Meeting

The date for the annual meeting was set for Monday, November 13, 2006 at the Franktown Fire Station mostly due to the availability of the fire station (the Bronco schedule was checked). JoAnna Halda volunteered to purchase and set up refreshments for the meeting. The tentative agenda:

Introduce the officers and member of the Board

Treasurer's Report

Year in Review – Web Page, Trash Bash, Open Space Clean Up

Vote on Changes to the Covenants

County Commissioner(s) to discuss water and other issues regarding in and around Burning Tree Ranch.

Seth Feinstein asked for discussion on purchasing an outdoor sign to advertise our annual meeting (to replace calling members) and other events. After discussion, a motion was made to purchase such a sign for less than \$250 by Joe Rouse; seconded by Don Christ and unanimously approved by the Board.

F. Future BTRHOA events

The BTRHOA Christmas Party will be Saturday, December 2 from 5-9p.m. JoAnna Halda and Mary Rouse will decide the location and menus.

Adjournment:

A motion to adjourn the meeting was made at 8:21 PM by Seth Feinstein; seconded by Joe Rouse and unanimously approved by the board.

Minutes submitted by: Curtiss Wonsik

For: Dale T. Goulette (Secretary BTRHOA)

Approved by: