

# BURNING TREE RANCH HOMEOWNERS ASSOCIATION

## ANNUAL MEETING MINUTES

November 6, 2007

### Opening:

The annual meeting of the Burning Tree Ranch Homeowners Association (BTRHOA) was called to order by Seth Feinstein at 7:08 PM on November 6<sup>th</sup>, 2007 at the Franktown Fire House.

### A. Agenda

The meeting agenda was distributed at the door. Items listed: Introduce the Board; Review of last Annual Meeting Minutes; Treasurer's Report; Year in review (web site, Trash Bash, Directory and Plot Plan update, Amendment, New Information sign and Christmas at the Ranch), Guest Speaker, Elections/nominations to fill Vice President-Secretary and Board Member positions, Old Business, New Business, open floor discussions and meeting adjournment.

### B. Introducing Members of the Board

Seth introduced the Board Members: Seth Feinstein (**President**), Joe Rouse (**Vice President**), Curtiss Wonsik (**Treasurer**), Dale Goulette (**Secretary**) and Liz Burns (**Board Member**). Seth also mentioned the Vice President, Secretary and Board Member positions would need to be filled with nominees tonight.

There were also twenty one homeowners in attendance.

### C. Approval of 2006 Annual Meeting Minutes

Seth reviewed the minutes of the last BTRHOA Annual Meeting held on the 13<sup>th</sup> of November, 2006. No additions or deletions were asked for. Minutes will stand as written.

**A motion to approve the 2006 Annual Meeting Minutes was made by Dale Goulette, seconded by Curtiss Wonsik and unanimously approved.**

### D. Treasury Report

Curtiss Wonsik presented the treasury report. The November 13, 2006 balance was \$4,386.46.

#### Income:

Dues: 2007 (38 members)	\$1,900.00
Flower Sale	\$27.50
Total:	\$1,927.50

#### Expenses:

Annual Meeting Refreshments (11/13/07)	\$32.15
Secretary of State Filing (late)	\$30.00
Webpage (one year)	\$119.88
Christmas Party	\$332.89
Post Office box Renewal	\$28.00
Banking Charge	\$1.00
Dumpsters	\$760.00
Picnic	\$223.57
Directories	\$108.61
Postage	\$53.36
Printing	<u>\$61.03</u>

Total Expenses: \$1,750.49

Ending Balance:

\$4,563.47

**A motion to approve the treasury report was made by Mary Rouse, seconded by Liz Burns and unanimously approved.**

#### **E. President's Review**

Seth reviewed several of the events that had taken place during the last year. Some of the major items covered included the Christmas at the Ranch Christmas party held at the home Chuck and JoAnna Halda, the Trash Bash/Picnic, New Directories/Plot Maps, webpage and Amendments to the BTRHOA By-Laws/Covenants.

#### **F. Review of Amendments**

Joe Rouse discussed the activities as to date concerning the amendments to the BTRHOA Covenants/By-Laws. Changes include:

##### 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,...

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.

The required number of signatures are on file at this time. Joe asked for any other individuals that might want their signatures included in the list of signatures that will accompany the final submission. The board will submit the amendments as written. It was also mentioned that it is still a requirement that all changes be submitted to the BTRHOA Architectural Committee prior to start of construction or modification.

#### **G. Other Items of Interest**

Joe Rouse also mentioned several items concerning the Commissioner elections and individuals running for those positions. He also mentioned background items concerning Steve Board and his support of his performance .

Sean Searle discussed checking our neighborhood trees for IPS and Mountain Pine Beetles and different spraying schedules. It was suggested that the Board consider paying for preventive spraying along edges and boundaries of properties. Sean also provided us with some very helpful/pertinent info on different actions that we as concerned landowners could do to prevent the spread of the tree diseases. Sean has offered his expertise to anyone that would have any further questions. At the suggestion of Mike Wonsik, the board also decided that we would list Sean's website on the BTRHOA website so that landowners could have access to his contact information should they decide to employ his services or just need any additional information. **Board Reply:** His website [www.thetreeguylc.com](http://www.thetreeguylc.com) will be listed in the annual meeting minutes. The board will also take an action item on possible contracting Sean's services for inspecting all lots.

Judy Wilson asked if there were any ways to pass along any of the tree information mentioned tonight to all of the Burning Tree Ranch residents. Sean Searle's website will be listed on the BTRHOA website. She also asked if there was any provisions for assisting members/neighbors with the costs of spraying the trees if they couldn't afford the services. **Board Reply:** There are none now but the board will discuss and take under advisement the issue at the next board meeting.

Mike Wonsik suggested that we possibly have the open space inspected for any possible beetle infestation. **Board Reply:** The board will discuss and take under advisement the issue at the next board meeting.

Charlotte Maribella mentioned that there is possible federal funding for spraying of the trees in our area. **Board Reply:** The board will discuss and take under advisement the issue at the next board meeting.

Joe Rouse asked the general audience how many had taken advantage of the Hazardous Material program that had been advertised in the Douglas County area. Several had utilized the disposal areas.

Sean Searle had mentioned that had been incidences of vandalism to homes in his immediate area. Charlotte Maribella stated that her home had been broken in to with several valuable items stolen. It is imperative that the County Sheriff be called immediately for any unusually incidents occurring to their premises or land. **Board Reply:** The board agrees overwhelming and will discuss and take under advisement the issue at the next board meeting. Will post supporting links on the BTRHOA website.

### **G. Guest Speaker Message**

Seth introduced our guest speaker for the evening, Charlotte Maribella. Charlotte is the Chairman of the Franktown Citizen's Coalition and a member of the Douglas County Planning Commission. Items covered by Charlotte included:

- a. Access road by Karen and Less More's lot on Burning Tree Trail
- b. 17 ½ acre lots under construction in NE corner of Burning Tree Ranch
- c. 3-5 Acre lots on back side of Burning Tree Ranch
- d. 1 Acre lots off of Flintwood
- e. County/Franktown News
  1. County is updating plans, all are invited/encouraged to comment on the new draft plan.
  2. No sub-area plans; all will be incorporated under the one comprehensive Master Plan.
- f. Rural Water Users Group/Authority will be formed.
  1. Voted down; will form a Water Conservancy District
  2. Suggested that Franktown form such a conservancy for themselves.

### **G. Nominations to Fill Board Vacancies**

Seth reviewed each of the board members and listed all of the hard work/efforts made by each. He thank the three departing members for their services to the board and community. He also thanked all of the members of the Architectural Committee(Bob Burns, Don Christ and JoAnna Halda) for their services throughout the year.

Joe Rouse made comment of the outstanding service of Seth as President of the BTRHOA. Seth is the "glue" of this board.

Seth mention that we need to keep the board “staggered” so as to keep experience board members on at all times during any transition times.

Nominations were open to the floor for replacements to the board. The following nominations were made and approved:

Mike Mullinix (**Nomination by Joe Rouse and seconded by Dale Goulette. Unanimously approved.**)  
Don Christ (**Nomination by Seth Feinstein and seconded by Curtiss Wonsik. Unanimously approved.**)  
Mike Wonsik (**Nomination by Mary Rouse and seconded by Seth Feinstein. Unanimously approved.**)

Assignment of responsibilities for the new nominees will be done at the next board meeting to held at the home of Seth and Annie Feinstein on January 15<sup>th</sup> at 7:00 PM.

**Adjournment:**

**A motion to adjourn the meeting was made at 8:43 PM by Curtiss Wonsik; seconded by Seth Feinstein and unanimously approved.**

Minutes submitted by:

Dale T. Goulette (Secretary BTRHOA)

Approved by: