

Burland Homeowners' Association, Inc. Meeting

May 14, 2011

PRESENT:

Board Members

Mark Ruckman
Cameron Wright
Roger Sawyer
Mary Ellen Sawyer
Carrie Maul
Diane Glover
Melissa Hurich

Members

Lonnie Paty
Diana Paty
Jack Roberts
Jim Glenn
Sue Glenn

The meeting was called to order at 9:00 a.m. by Mark Ruckman and it was determined there was a quorum.

Minutes of the April 9, 2011 meeting were approved as read.

President's Report

*Mark gave an up-date on the tower tenant responses. We have received positive responses from Alltel, Verizon and we await confirmation from T-Mobile. AT&T, Wispertel, nor the County responded, and Sprint declined participation. Mark suggested that we proceed with the plan for fencing, requesting three bids each specifying one part for our tower only, and one part for our tower and our building structure. There was discussion; **Mark asked for a motion to proceed with a bid package as proposed. It was moved, seconded and approved.** Mark and Roger will prepare the bid package. We have two potential fence company bidders, and Roger will contact a third.*

Port-a-Potty Project

Cameron said that he hadn't had a chance to review the ADA specs.

2011/2012 Directors

Mark asked if all current Directors plan to run again pending the election at the annual meeting in July. There was no indication from those present that they did not plan to run. Mark mentioned we received a new membership from a person who stated he had previous HOA experience and indicated interest in becoming an Officer or Director. Comments were that it is hoped that this person would be attending our meetings soon.

Neighborhood Garage Sale

The neighborhood garage sale proposed earlier will be put on hold and may again be considered in 2012. (There is currently one going on or being planned in the "Bird's".)

Locked Mailboxes

Mark reported that Roger had received a call from Michael Page (Page Specialties) who said he had talked with a "big wig" at the post office who was surprised that the Bailey Post Office had in the past, declined our proposal for cluster boxes. It is our understanding that Michael is going to take this up once again with the Post Office in Denver, and we will "wait and see" how it evolves.

The Treasurer's Report

The Treasurer's Report was approved as read.

Sign Status

Information from the office of the BOCC stated that the Commissioners had decided to waive all fees except the \$52.50 for each of the two signs –total of \$105.00 for the 2 sign permit application fees. We have learned since that the initial sign permits which would have been \$1,050 each also included a grant of easement. Now in discussions with the County, information is that although they have waived the \$1,050 fee for each, they have not necessarily approved the location or grant of easement. Diane will prepare the sign permit applications for submission to the County for their further review and approval as we propose to simply replace the signs with no change in footprint.

Covenant Violations

847 Quakie – Mary Ellen reported that she had talked with Herb Burton (Code Enforcement Officer) in following up the LUR filed earlier and he has "not been back out there." We will continue follow up.

325 Yellow Pine – Has not responded to our last letter with a plan deadline of May 9th. Mark would like not to proceed with the LUR until we have begun the complaint process with the neighboring property at 383 Yellow Pine so that the County will view us as being "fair" and not singling out a particular property when a neighboring property is as bad or worse.

119 Quakie Way – Received a complaint. Property is in foreclosure; we sent a letter to the mortgage holder requesting clean up.

383 Yellow Pine – Mary Ellen spoke with the owner explaining they would be receiving a letter concerning their property. The gentleman of the house was reasonable and somewhat understanding. They are now out of town for the next two weeks. We will prepare a first letter.

Old Business

Melissa reported that the swings at the Park had been adjusted and additional rubber mats purchased for the slides. (Park visitors had removed some from under the swings and moved them to under the slides.)

It was reported that the property on Catamount had not been cleaned up as promised by May 1st. We will notify the property owner via email.

New Business

Cameron said someone from Black Dot (cell tower manager) had contacted him and he referred them to Mark. Mark mentioned that we have received letters from another company as well (Unison) and that we

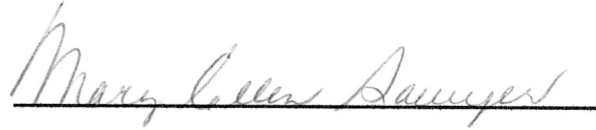
do not intend to consider this. Companies such as these usually want dollars up front and a 50/50 split of the lease(s).

Diana Paty volunteered to have some signs made to post for the annual picnic in July. Everyone agreed this might help attendance and new memberships.

The meeting adjourned at 10:00

Handwritten signature of Mark Ruckman in black ink, consisting of the letters 'M', 'A', and 'R' in a stylized, cursive font, followed by a horizontal line.

Mark Ruckman, President

Handwritten signature of Mary Ellen Sawyer in black ink, written in a cursive script, followed by a horizontal line.

Mary Ellen Sawyer, Secretary

Burland HOA Board of Directors Agenda for May 2011

9am-10am

Visitors (10 min) - None

Approval of minutes from the prior meeting

appd.

President Report - Mark Ruckman

- Scholarships
- Responses for the tower fence
 - Willing to pay
 - AllTel
 - Verizon
 - T-Mobile?????
 - Never responded or declined
 - AT&T
 - Sprint
 - Propose we ask for two bids:
 - 1st is just our tower
 - 2nd our tower and our building
- Park Port - o - Potty and AD access / path -
- 2011 / 2012 directors ✓
 - We had interest from a resident to join the board ✓
 - Is everyone planning to run for their current positions at the annual picnic? ✓
- Annual garage sale day for Burland?
 - Put on hold until 2012
- Locking mailboxes - quick update

3-

*Mark explained mergees
ATT bring cell & T-Mobile
(Monday)*

*Alltel
Verizon
ATT?
W get? Wireless Hospital
Sprint - NO*

*our tower
Com. bldg.
Cty bldg
" Tower*

*• may fence w/0 Cty
• what to fence*

already in Bird's nest yr.

Treasure Report - Roger Sawyer ✓

Sign status - County waived fees, project moving forward.

Diane

*Dugger property
letter
had with me
Zimmerman*

Covenant Violations

- 325 Yellow Pine - Sent 2nd & final letter
- 847 Quakie Way - Case turned over to Park County as an LUR compliant after the owner was combative and engaged outside counsel.
- 119 Quakie Way - received a compliant and sent a letter to the mortgage holder

- no response

New Business

Close Meeting

*Black Dot - Cell tower mgr -
manage - up front
& split.*

Burland HOA Board of Directors Agenda for May 2011

9am-10am

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- 2011 / 2012 directors
 - We had interest from a resident to join the board
 - Is everyone planning to run for their current positions at the annual picnic?
- Annual garage sale day for Burland?
 - Put on hold until 2012
- Locking mailboxes - quick update
- June meeting - I will not be attending

Treasure Report - Roger Sawyer

Sign status -

- County waived fees and we need to submit an application before the county will tell us if the signs can stay in their current location or if we need to move them.
- Head of R&B might of reversed his position that the signs are not in the way.

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- 119 Quakie Way - received a compliant and sent a letter to the mortgage holder
- ~~325~~ Yellow Pine - preparing a first letter

New Business

365 Super

Close Meeting

Spring plans at home/garden show

R. Paty - sign for picnics to put up -

*Another Letter - Floyd Catamount shingles
Trash by shed/house
5-gal buckets
broken sewer pipe by fence*