

## Burland Homeowners' Association, Inc. Meeting

July 10, 2010

### PRESENT:

Mark Ruckman  
Carrie Maul  
Dick Scofield  
Diane Glover

Pat White  
Melissa Hurich  
Mary Ellen Sawyer

The meeting was called to order at 10:00 a.m. It was determined there was a quorum.

Mark introduced Brad Huddleston from Splintered Forest whose company provides a chipper service and fire mitigation. Brad said he had been in business for about 8 years and has been working with several homeowners associations in the area. Brad explained his operation in detail, different price arrangements, and provided a flyer with information. He will include an ad in the Burlander.

Minutes of the June 19, 2010 meeting were approved as read.

### President's Report

Mark gave the status of our investment and that we are currently up .8% even with the market being down recently. Mark said that with the market being as it is, he would like for the board to consider increasing the investment by another \$20K, or a total of \$30K. There was discussion on whether we should further invest, looking to the future when our tower income will potentially go away, or simply not invest for this eventuality, and make improvements at the Park. Mark asked for ideas for things we might consider and Dick mentioned the vault toilet that we had talked about in the past. No one present had any new ideas, but it was suggested that we put something in the Burlander asking members for ideas for improvements. There was consensus of opinion that we can do both i.e. further our investment, while considering new ideas for improvements at the Park. **It was motioned, seconded, and approved to invest an additional \$20K with Evergreen Global Investments.**

### The Treasurer's Report

The Treasurer's Report was approved as read. There was discussion on the expenses and the fence expense in particular was noted. Mark explained that is a pending item and he will be talking with Cameron about what has been done in the past and what needs to be done now. Mark also mentioned the Burlander expense and that at some time we might consider mailing it electronically. We currently use Pine Automailers, and by using the postal permit, it is delivered to Burland Ranchettes and the surrounding communities i.e., Burland Meadows, Trails West, etc. Mark mentioned we might consider putting a poll on the web page concerning the preference on an electronic transmission.

### Covenant Violations

953 Impala Trail - It has been reported that the owner, Digger Jones, is camping on his vacant land which is a violation and we will be sending him a letter.

22 High View - Gary Pack complained of an "abandoned house". This was investigated and pictures taken. It appears to be a summer type cabin and not unlike most cabins in the area. There is nothing in our covenants that would apply to this situation and we suggested that the complainant either contact the owner or the County about his concerns.

102 Mockingbird – We sent a follow up letter to the owner of the “round barn” property acknowledging that he had disposed of two vehicles, and asking for his plan for the remaining vehicles and clean up.

1354 Burland – We have learned that this house is in foreclosure and we will be contacting the mortgage company accordingly.

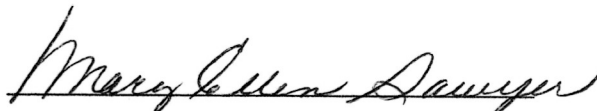
578 Eagle Trail - Park County sued Mr. Hayes and took a default judgment against him on March 13, 2009. Civil fines are accruing at the rate of \$100 per day with the result that the current amount owed is over \$40,000. The County will file this judgment as a lien against the property and is legally allowed to commence proceedings to foreclose that lien. Foreclosure would result in the County owning the property. The Commissioners are currently considering whether to foreclose on the Hayes property, as well as other properties against which a judgment has been obtained. Unfortunately, as you know, the County like most local governments is strapped for cash and the foreclosure process can be expensive.

### Old Business

The sign project was discussed. Diane said she was very concerned about the proof for the sign(s). She will request that we be provided a proof before the sign(s) are finalized.



Mark Ruckman, President



Mary Ellen Sawyer, Secretary

# Burland HOA Board of Directors Agenda for July 2010

10am-11am

## Visitors (10-15 min)

Brad Huddleston Splintered Forest, LLC ✓

## Approval of minutes from the prior meeting ✓

## President Report - Mark Ruckman

- Status of investments ✓
- Increasing the investment by \$20K to a total of \$30K
- Review of letters for covenant violations

*Resolution 20K*

*send mt  
Mr. Dros.  
Mark, Mit, Carra, Melissa  
yes -  
5 days  
1 may - Pat  
passed  
Dick*

## Treasure Report - Roger Sawyer *app.*

## Sign status - Cameron Wright ✓

## Covenant Violations

- Digger Jones (Impala) - Dick ✓
- Abandoned house (High View) - Pat ✓
- 1354 Burland Dr. - Nancy Serwatka - working on a LUR violation form
- Hoffman 102 Mockingbird Tr. - follow letter sent - owner has made some progress
- Hayes property - Eagle Trail

*send mt*

*lt to  
submit  
(removed a letter)*

o Park County sued Mr. Hayes and took a default judgment against him on March 13, 2009. Civil fines are accruing at the rate of \$100 per day with the result that the current amount owed is over \$40,000. The County will file this judgment as a lien against the property and is legally allowed to commence proceedings to foreclose that lien. Foreclosure would result in the County owning the property. The Commissioners are currently considering whether to foreclose on the Hayes property, as well as other properties against which a judgment has been obtained. Unfortunately, as you know, the County like most local governments is strapped for cash and the foreclosure process can be expensive.

## New Business

## Close Meeting

**Burland HOA Board of Directors Agenda for Aug 2010**  
**10am-11am**

**Visitors (10-15 min)**

None

**Approval of minutes from the prior meeting**

**President Report - Mark Ruckman**

- Resolutions
  - Colorado Common Interest Ownership Act ("CCIOA") ✓
  - Purchase of Subdivision Signs ✓
  - Additional investment (approved in July) ✓
- Status of investments ✓
- Public suggestions for park improvements? ✓ Cameron
  - Estimates to replace swings

*from*  
*grass roots to mt. call's*

**Treasure Report - Roger Sawyer**

- status of liability and D & O insurance coverage ✓ *Cam 3<sup>rd</sup>*

*no more Cam 3<sup>rd</sup>*

**Sign status - Cameron Wright**

**Covenant Violations**

- Digger Jones (Impala) - Dick - *mt. call's*
- 1354 Burland Dr. - Nancy Serwatka - working on a LUR violation form - *2<sup>nd</sup> letter*
- Hoffman 102 Mockingbird Tr. - follow letter sent - owner has made some progress - *sent 2<sup>nd</sup> strong letter*
- Hayes property - Eagle Trail



*foreclosed per Pat title holder? public records? Mark - call Joe?*

*no response nothing happened  
move 2 cars - junk vehicle  
at home - then call complaint.*

**New Business**

- Tower fence

**Close Meeting**

*Burlander - hard cc's*

*Mark - looking at Sleepy Hollow (Gay Bird) (CR 92)*

*semi & jerky plu*

*Zimmerman*

*adj.  
mts. - 11:28*