

**Burland Homeowners' Association Meeting  
June 12, 2004**

**PRESENT:**

Jean Wagner  
Roger Sawyer  
Dick Scofield  
C. J. DeLange, Guest  
John Tighe, Guest

Mary Ellen Sawyer  
Jack Roberts  
Shirley Franklin  
Shirley DeLange, Guest

Jean Wagner, representing Bob Worley, Vice President, called the meeting to order at 10:05 in Bob's absence. It was determined there was a quorum present.

Minutes of the May 8, 2004 meeting were read and approved.

**Report of Officers**

1. The Treasurer's report was also approved subject to audit.
2. Mary Ellen Sawyer reported that the Notice of the Annual Meeting (copy attached) was mailed on May 20, 2004, to all members of the Burland Homeowners' Association.

**Reports of Committees**

1. **Covenant and Zoning Committee**

Jean stated that the Covenant and Zoning Committee members met on May 29<sup>th</sup> to determine the steps to be taken in legally pursuing the covenant and LUR violators in the community. Mary Ellen Sawyer stated there are two teams who will work within this committee i.e., the Investigative Team, and the Legal Team. The Investigative Team includes, Walt Strecker, Kendra Strecker, Jean Wagner, and Roger Sawyer, and the Legal Team will be Bob Worley and Mary Ellen Sawyer. Cameron Wright will work with both teams. We welcome anyone else who would like to work on this Committee.

2. **Grant Committee**

Shirley Franklin reported that the grant money was approved for \$12,800. The original request was for \$15,000 that included a security camera, which was not approved. As a result of the grant being reduced to \$12,800, our match will be ~~\$1,500~~ <sup>\$1,780</sup>, rather than \$2,000 as originally planned for a grant approval of \$15,000. Shirley further reported that when she had spoken with Jim Castleman (concrete contractor) some time ago, he had stated he would donate his labor toward the concrete project; however, she has been unable to reach him as of

late. This is in regard to the basketball court planned for the Park. The possibility of using asphalt was discussed; however, everyone agreed this may be too much of a maintenance problem and could possibly create problems with future upkeep, etc. Roger Sawyer offered to assist Shirley in contacting Jim Castleman or in obtaining estimates from other contractors.

### **Elections**

Election of officers was held. Results are as follows:

Bob Worley, President  
Cameron Wright, Vice President  
Mary Ellen Sawyer, Secretary  
Jean Wagner, Treasurer

Motion was made and seconded to retain all directors currently in place. Jean Wagner volunteered to take District 2, vacated by Jim Markey. Mary Ellen Sawyer nominated Jack Roberts for District 9, which has been vacant for some time. All members present voted in favor of these nominations. The District Directors are:

- 1 Bob Worley, 303-816-0796
- 2 Jean Wagner, 303-838-6284
- 3 Walt Strecker, 303-816-2755
- 4 Don Collins, 303-816-1540
- 5 Shirley Franklin, 303-838-5932
- 6 Roger Sawyer, 303-816-0237
- 7 Cameron Wright, 303-816-1091
- 8 Dick Scofield, 303-838-9066
- 9 Jack Roberts, 303-838-4881

### **Ratification and Approval of the Change of Name**

The change of name of the Burland Civic Association to Burland Homeowners' Association was ratified and approved as recommended by the Directors, and announced in the Annual Meeting Announcement mailed to all Burland Homeowners' Association members on May 20, 2004.

### **Unfinished Business**

Jean announced that she had signed the Nextel contract. Someone had called her and asked her to sign the contract in Bob Worley's absence in order to not delay their request to the County for building their shed at the base of Mt. Bailey.

necessary to make it safe. The opening is a hazard and should be fixed as soon as possible. Pat McMillan offered to look into that.

It was recommended that we replace the teeter-totter and get rid of the wooden "jungle jim". She further suggested we replace the pea gravel around the kiddie area with "cut up tires" or a similar replacement for further safety, and that that area be fenced. Shirley also mentioned enclosed handicap riding toys. She then reviewed the grant money, which consists of \$12,800, our match of \$1,780, expenses of \$7,850 for the basketball court; backboards and hoops are \$750, leaving \$5,980 to spend.

The basketball court is nearing completion with the backboards and hoops being made as reported by Dick Scofield. We need to have lines painted on the basketball court and Dick will look into having that done.

Mary Ellen Sawyer stated that we had received emails regarding the construction of a skateboard area, and also a volleyball court. Many people are not in favor of a skateboard area because of the liability, and in addition, it probably is cost prohibitive. It was stated in the email concerning the skateboard park that this person had talked with someone from Foothills Recreation District and they said that a sign stating that skating was at your own risk indemnified them from any liability. This seems questionable.

Discussion followed on various ideas for the park and how the remaining dollars might be spent. Shirley said these grant dollars should be allocated by the end of the year, so we should at least order the equipment even though we may not get it installed prior to winter.

It was mentioned that we might not qualify for future grant money because we own the park. Bob stated that we lease this to the county and the county, as lessor should qualify for grant money. This will be discussed at a future meeting.

### **Old Business**

Jean Wagner and Cameron Wright are on the sign committee and will be working on upgrading our Burland Homeowners signs in the future. Also, Cameron and Don Collins will be working on designing a website for Burland.

### **New Business**

Patrick McMillan was nominated and elected to become the new Director of District #2.

The newsletter will be published late September, so everyone was reminded to turn in items of interest.

## **Reports of Committees**

### **1. Covenant and Zoning Committee**

Cameron Wright reported that we are working on four of approximately 25 covenant/zoning violations. We have spent considerable amount of time on the volleyball complaint; however, feel we have done all we can do at this point. The violator has made a verbal commitment (and this was published in the local paper) to the homeowners and we will monitor compliance and proceed from there. Two of the other 3 have responded stating they are cleaning up their respective properties and we will monitor their compliance. We are proceeding to the next step on the fourth violator by completing the County LUR violation report, which will be forwarded to the county with our documentation for review by the Undersheriff, Don Anthony. If the County does not act on this, then we will consider the next step, which is a lawsuit.

The majority of the remaining complaints are junk cars and trash around property and we are proceeding with investigation on these. We will take pictures to verify and send the notices as appropriate. Cameron thanked Bernie and Elaine Spivak for their work, which included photographs of the violation complaints submitted. The Committee appreciates this extra effort, as we need as much as help as we can get with primarily, with the investigation process. Anyone wishing to volunteer is welcome.

Mary Ellen mentioned that we had received a letter from a lady who sent \$80 for dues for 2001 through 2004, asking help concerning a neighbor's covenant violation, etc. Mary Ellen stated she was unsure if it was appropriate to accept the past dues for years prior to 2004. The motion was made and seconded to accept the \$80.00. The covenant violator mentioned in the lady's letter is presently on the list to investigate.

Dick Scofield reported two covenant violations for which he has turned in written reports. They will be added to the list.

### **2. Grant Committee**

Shirley Franklin reported that the representative from Children's Playstructures, who was to make a presentation today regarding suggestions on park design, was unable to attend. Shirley did meet with a representative earlier and received several ideas and suggestions, along with equipment and prices. The representative stated that the opening at the top of the big slide should definitely be covered with some sort of screening material, or whatever is

Roger Sawyer reported he had contacted the Park County jail personnel and learned that they are unaware of any type of unbreakable lights that we were interested in for the Park. He has contacted IREA and they are to get back to Roger concerning the lights that are presently at the Park. He will report further as more information is gathered.

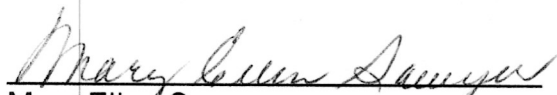
Jean reminded everyone that the Homeowners' picnic is July 10<sup>th</sup>. The Association will furnish hamburgers, hot dogs, condiments, paper plates, etc., and members are asked to bring a dish to share. All candidates running for office will be invited to visit with those present to visit and answer any questions as appropriate. Jean is to give names of the candidates to Mary Ellen so she can extend letters of invitation to these people.

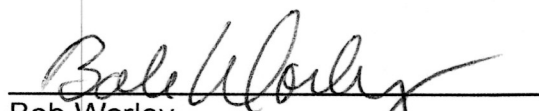
### Open Forum

Jean mentioned that she was told that someone was shooting in the area without a proper backstop and they were cited. John Tighe explained that shooting is not illegal as long as there is a proper backstop keeping in mind of course, the age of the individual shooting. A 10 year old, for example, may not be responsible in any case, and these are things that are also taken into consideration.

John Tighe passed out brochures and announced that he is running for County Commissioner (District 1). John asked that he would appreciate any feedback from anyone who has comments or questions about the area that he could help with, or that may be helpful to him in running his campaign.

The meeting adjourned at 10:45 a.m.

  
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Mary Ellen Sawyer  
Secretary

  
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Bob Worley  
President

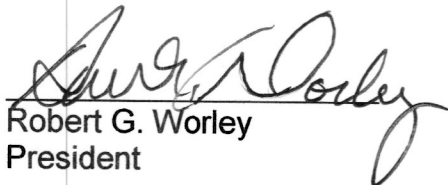
**Open Forum**

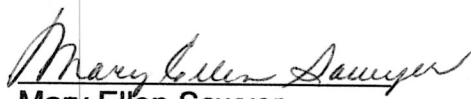
Bernie Spivak thanked the Homeowners' Association and everyone that is involved working in behalf of the community. He stated that he is amazed at the work that so few are doing with our population of approximately 900 homeowners or residences. He suggested mandatory membership; however, this has been discussed before and we are unaware at this point just how or if this might be done. Based on what we know, this is not possible; however, Shirley Franklin said that she had learned from a resident of Harris Park that they were sending letters out to all residences concerning mandatory dues, and if people do not respond, they are considering that a "yes" vote. Bob will look into this for future discussion.

We are open to ideas on recruiting new members. Bernie Spivak volunteered to work on this.

Phil Morse announced that he is hosting a potluck picnic at the Park on August 21 for Burland neighbors. This is a great chance to get acquainted with your neighbors and get to know a candidate from your own neighborhood. Phil is running for County Commissioner of District #1.

Phil also mentioned the need for bear-proof trashcans in the community, and the need for locked mailboxes. These things will be open for future discussion.

  
Robert G. Worley  
President

  
Mary Ellen Sawyer  
Secretary

AGENDA  
ANNUAL MEETING OF THE BURLAND CIVIC ASSOCIATION  
6/10/04

- 1) Determination of Quorum (5 active members)
- 2) Minutes of last meetings
- 3) Reports of Officers
  - a) Treasurer's Report
  - b) Secretary's Report of the mailing of the Notice of Annual Meeting to the Members on or about May 20, 2004 (a copy of which to be attached to the minutes of this meeting).
- 4) Reports of Committees
  - a) Covenant and Zoning Committee
  - b) Grant Committee
- 5) Elections
  - a) Election of the President and Vice President.
  - b) Election of nine Directors, one each from the nine districts in Burland Ranchettes.
  - c) Election of the Secretary and Treasurer by the Directors.
- 6) Ratification and approval of the recommendation of the Directors to change the name of the corporation from Burland Civic Association, Inc., to Burland Homeowners' Association, Inc.
- 7) Unfinished Business
- 8) New Business
  - a) Picnic June 10 *July 10*
- 9) Open Forum