

Burland Homeowners Association,

August 12, 2017

Board Members

Jim Glenn
Sue Glenn
Pat White
Debbie Kappel

Members

Roger Sawyer
Mary Ellen Sawyer
Dave Sitko
Butch Kappel
Gary Loebig (Assoc.)
Beth/John Atherton
Jim Aitkenhead
Sonya/Earl Harris
Gene Durst

Non-Members

Jean Wagner
Liz Scovetta

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

Minutes of the July 8, 2017 meeting were approved as read.

President's Report

Jim Glenn welcomed everyone, including guest Jean Wagner. Jean presented her locked mail box project which she headed up for owners of the mailbox stand at Bobcat Trail and County Road 72. Jean described the steps taken from first contacting the Postmaster and carrier along with all of her neighbors who have mailboxes at this location. She received approval from 15 of the 17 property owners, one of which has a post office box. Jean said that mail would not be delivered to the one property owner who did not participate in the lock box project. Jean was asked to ask the Postmaster to send a letter to the one "hold-out" property owner advising them of same. Jim thanked Jean, and said that any HOA reimbursement would be taken into consideration, and that any payment would be made after the locked boxes had been installed, approved by the post office, and that even, pictures of the new cluster box would be a good thing. Gene Durst (who now has a locked mailbox) mentioned that he donated his old style mailbox to the Post Office, so that is something to keep in mind for disposing of the old boxes..

Jim further said that this is an improvement for the community and since it is of interest to many property owners in Burland, it would be good to have something documented and posted on the website.

Goals – Jim reviewed Firewise as one of our main goals at this time, and asked for input from those present for any ideas they might have as well. Those mentioned other than Firewise, were Weakland Fawks Park, trails at the Park, cluster/locked mailboxes, committee to attend Fairplay meetings on disputes, road issues, etc. Gene Durst mentioned that he would like to know, with more of the population being on this side of the Kenosha Pass, and in consideration of taxes, how the tax dollars are spent and/or how they compare to the other side.

Gary Loebig said that sometime a subsidy might be considered for property owners for help in cleaning out their culverts since blocked culverts have an effect on the condition of the adjoining roads.

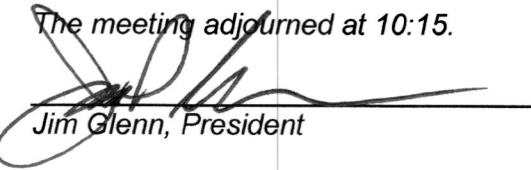
Firewise – Dave provided an update on the Firewise activity. All address marker orders have been delivered, and another marker order has been placed. Maps of the community are being updated. Another Power Point presentation took place a few weeks ago and another is planned, probably in the evening. They are working on a proposed budget, and a grant request was sent to Colorado Natural Gas. Reviewed the Saws and Slaws program wherein it is proposed to find one or two properties to help someone in need of mitigation, while at the same time set or use these properties as examples of good Firewise/mitigated parcels. Dave had a release (liability) form for volunteers which we will have reviewed from a legal standpoint. The committee is also in the process of drafting information for a postcard mailing. Further items covered were insurance and newsletters.

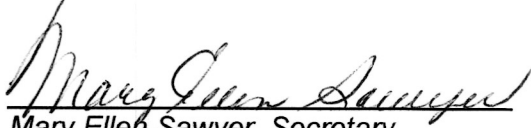
Aspen Trail – Jim updated everyone on the Aspen Trail, that this will probably be scheduled in September. Earl Harris said he would help with the rock work and would like to find a trailer for his tractor for easier transport.

Park – Jim stated in detail, the on-going trash and vandalism at the Park, from damage to the tables, broken glass and even suspected drug paraphernalia. It is always a problem in the summer, but has gotten progressively worse, and we will be addressing that situation.

Damage to Hillside. During Verizon's tower modification, the hillside was damaged by their contractor. (There are no motorized vehicles allowed on the mountain.) And, since that time, the rain has caused additional erosion. Roger talked with Verizon and explained the problem and they were very apologetic and will do whatever is necessary to correct the problem. Jim, Roger and Jack met with Verizon's contractor to evaluate the damage and have begun steps to rectify the situation.

The meeting adjourned at 10:15.


Jim Glenn, President


Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA

August 12, 2017

- I. *Call To Order*
- II. *Review and Approval of Prior Meeting Minutes* *Debbie*
Ann
- III. *Guest – Jean Wagner – Proposal for locked mailboxes in her vicinity* ✓
- IV. *President's report*
 - a. *Goals for HOA/Community* ✓
- V. *Firewise Activity – Dave Sitko* ✓
- VI. *Old Business*
 - a. *Jim Glenn – Update on Aspen Trail* ✓
- VII. *New Business*
 - a. *Trash/Vandalism at Weakland Fawks Park* ✓
 - b. *Verizon (contractor) damage to hillside* ✓

Burland Homeowners Association, Inc. Meeting
August 12, 2017

ACTION ITEMS

- 1 – Roger - Research on Cameras/Surveillance for Park.
- 2 – Roger, Jim and Jack – Continue to coordinate and oversee repair of hillside damage with Verizon.
- 3 – Roger – Send Fire Safe Council membership (\$50)
- 4 – Roger - Contact/letters to property owners affected by hillside damage.
- 5 – Debbie – Coordinate locked mailbox procedures and post on website.
- ✓ 6 – Mary Ellen – Email Rob with information Debbie will be HOA contact for website.
- ✓ 7 – Mary Ellen – Give potential lawyer name(s) to Jim for interviews.
- ✓ 8 – Mary Ellen – Get legal opinion of Work Release liability for Firewise volunteers.
- ✓ 9 – Mary Ellen – Confirm with Eric his presentation at the ^{October} ~~September~~ meeting.
- ✓ 10 – Mary Ellen – Call realtor whose flyer stated “no HOA”.
- ✓ 11 – Mary Ellen – Email Jenny (park cleaner) about wage change/bonus.
- 12 – Dave and Jack – Ongoing Firewise project.

Burland Homeowners Association, Inc. Meeting
August 12, 2017

EXECUTIVE SESSION

Board Members

Jim Glenn
Roger Sawyer
David Sitko
Butch Kappel

Mary Ellen Sawyer
Debbie Kappel
Pat White
Sue Glenn

The meeting was called to order at 10:30 a.m. and it was determined a quorum was present.

Minutes of the June 10, 2017 meeting were approved as read.

President's Report

Jim reviewed Jean Wagner's mail box project and it is pending approval for payment of Page Specialty invoice as it is presented to us after the mailboxes have been installed and approved by the Post Office. Jim mentioned again, as in the general meeting, it would be good to have the procedures for obtaining locked mail boxes on the website. Debbie will be coordinating this effort.

Treasurer's Report - *The Treasurer's report was approved as read.*

Cameras for Park – *Roger said he had done some preliminary research of what might be available for some type of camera surveillance at the Park. Jim asked for a Motion to pursue options for getting this done; Pat Motioned, Dave seconded the Motion, and it was approved, with no opposition. Roger will proceed accordingly.*

Tower Activity – *Roger detailed the damage to the mountain in the process of Verizon's modification. It is our policy that there will be no motorized vehicles on the mountain and it is in the Verizon cell contract. As mentioned earlier, Jim, Jack and Roger met with the contractor and after talking with Verizon, it is their intention to correct the problem. There are two residential property owners at this location and we will identify and send letters to them explaining the situation, and that we propose putting a chain up with a "no trespassing" sign. There are actually several people involved i.e., IREA has an easement at this location; however If the property owners would for some reason disapprove of chain/sign, we intend to proceed on that part of the property which belongs to us.*

Roger also reported that the RISE proposed modification will go forward with the approval of a structural engineer. You may recall, RISE had proposed a modification and Roger explained to them that any change on the tower must be so approved. They were not sure that was in their budget; however, they have now confirmed that this has been done.

Park Cleaner Bonus – *Mary Ellen reviewed the extraordinary duties of our park cleaner as of late, with all of the trash, bottles, broken glass, etc., The Board was made aware of these ongoing problems via email, and that she believed the Board might consider a bonus of maybe \$100 as an incentive for her to stay on the job. There was discussion and it was proposed that the bonus be*

\$200, and the cleaning fee be increased from \$35 to \$40. Jim asked for a Motion to give Jenny a bonus of \$200, and increase the cleaning fee to \$40; it was motioned by Pat, seconded by Debbie, and the Motion carried unanimously. Mary Ellen will let Jenny know.

Treasurer's Report – The report was approved as read.

New Business

Dave presented proposed Firewise expenses through December 2017, item by item, the sum of which was \$8,050.16. This is all in consideration that not all projects will be completed this year. There was a Motion by Dave to accept this; seconded by Debbie and the Motion carried.

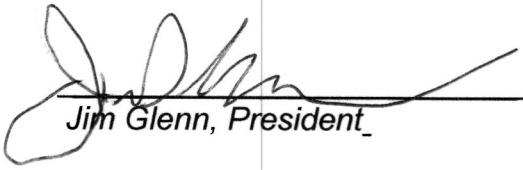
Along with this, Dave presented a letter from the North Park County Fire Safe Council which is a nonprofit corporation to preserve and enhance North Park County's manmade and natural resources. It was suggested that the Burland HOA become a member of this council at a yearly membership fee of \$50.00. Jack has volunteered to sit on the Board of the North Park County Fire Safe Council. Jim asked for a Motion for the HOA to become a member of this Council for one year at a cost of \$50. it was motioned by Dave and seconded by Pat, and the Motion carried unanimously.

Dave said that he had been keeping track of his Firewise hours as is necessary for applications for Firewise Community recognition, and Grants, and that Jack had spent a lot of time on this and he felt they should be compensated for their time. Roger asked if other Firewise volunteers from the other HOA's were paid and Dave didn't know. Jim said to put together the hours for possible consideration.

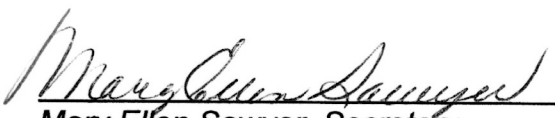
Pat said there was a realtor who had "no HOA" on a "for sale" property flyer. Mary Ellen will contact the realtor and provide our HOA information.

Debbie asked for confirmation that she would be doing the website posting. Jim asked for a Motion to this effect; Pat Motioned and Sue seconded, and it was unanimously approved. Mary Ellen will coordinate this with Rob, our website host.

There was no further business to discuss and the meeting adjourned 12:20 p.m.



Jim Glenn, President



Mary Ellen Sawyer, Secretary

**BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA
EXECUTIVE SESSION**

August 8, 2017

12

I. Call To Order

II. Review and Approval of Prior Meeting Minutes

III. President's Report

a. Consideration of Jean Wagner's locked mail box reimbursement.

(excerpt from 6-11-2016 minutes: Mail Boxes – Gene Durst said that he was ordering his cluster boxes on Monday and explained his process again in working with the owners of the boxes, the Post Office and the County. He said the people were given three choices and those were to have the CBU (lock box), move their box, or go to Bailey to pick up their mail. He said the Postmaster was excellent, and the Post Office is taking the responsibility of moving any boxes, that he will not “have my handprint on them.” He went on to say that the County had been very receptive and cooperative in doing their part in the installation process. Gene said he and his neighbors are doing the labor and he asked the HOA for 50% of the invoice he presented from Page Specialty Company, or about \$1,300. Jim said that this would be discussed at the Executive Session and he (Jim) would let Gene know this afternoon.)

III. Cameras for Park – Roger

V. Tower Activity – Roger

a. Verizon - Trail damage update

b. RISE modifications

VI. Park Cleaner Bonus – Mary Ellen

HOA \$200/-

VII. Treasurer's Report ✓

VIII. Old Business ✓

IX. New Business

Home Budget

Signatures on Letter for Jim Aitkenhead

