

Burland Homeowners' Association, Inc. Meeting
May 14, 2005

PRESENT:

Cameron Wright, President	Jean Wagner, Treasurer
Mary Ellen Sawyer, Secretary	Roger Sawyer
Shirley Franklin	Jack Roberts
Dick Scofield	Don Collins
Kim Esely	Pat White
Ron White	Bob Worley
Ivan Stewart (Western Wireless)	Bill Hudgins (Attorney)

The meeting was called to order by Cameron Wright at 10:00 a.m. and it was determined there was a quorum present.

The minutes of the March meeting were read and approved with a correction of Weakland Park acreage changed from 2800 to 28.

Treasurer's Report – Jean Wagner read the report that was approved subject to audit.

President's Report - Cameron introduced Bill Hudgins, Attorney and Counselor at Law with Hudgins & Dewald LLC. Mr. Hudgins highlighted his business, proposed relationship, particularly with regard to covenants, and fees representing the Burland Homeowners' Association. He proposed a \$300 set fee with one free hour per month (\$175 per hour). **It was motioned, seconded and approved to hire Mr. Hudgins as the Association attorney.**

Mr. Ivan Stewart, Western Wireless, was introduced. Bob Worley explained that there are two leases for tower space i.e., ATT/Singular Wireless that we have been negotiating for some time. There had been a question of sub-leases as proposed, which we have denied. They have verbally agreed to all changes. We were contacted by Western Wireless to lease a shed. Bob has looked at lease proposal and it looks good. Ivan presented his background and the fact that he is from a mountain community and shares the concern for the protection of the mountain. Bob said he should have the final document at the next meeting. The rental of the shed is \$1500 per month; scheduled maintenance is minimal, possibly once a quarter. Discussion ensued regarding the Nextel site and the possibility of working with them to piggyback, as generators are not cheap. They would like to proceed because of delays with the County. **Bob motioned that the Board approve the last draft at \$1500 per month. This motion was seconded and approved.**

Cameron proceeded to present a new covenant violation, which appeared to be extremely well documented. This was given to Mary Ellen who will proceed with the legal confirmation documentation and first violation letter.

Reports of Committees

Covenant and Zoning Committee - Mary Ellen reported that there are still 12 active violations, four of which have been acknowledged by the County. In January the County gave two of those residents 60 days to clean up their respective properties. The other two were acknowledged to us via a County form letter (undated) received in May that these homeowners were in violation of LUR's. The form letters stated the County would notify the homeowners.

We are to work with Bill Hudgins on providing him with copies of the covenant violation files. (Bob suggested we talk with Bill to see exactly what he wants as this would be a huge copying job.)

Park Improvements and Grant Committee - Shirley explained the grant process and how it works with the Conservation Trust Fund for parks and recreation. We received \$13,215 and with our 10% match, puts it at \$14,588 to spend at the Park. She met with Children's Play Structures and has ordered equipment costing \$12,110. Dick Scofield described some fencing that we might construct which would take care of the remaining dollars.

Roger mentioned the electrical box that is in need of repair. He will contact a licensed electrician for an estimate. Jean Wagner asked that we also get an estimate on running electricity from the box to the pavilion for using crock pots, etc. at picnics. It was mentioned in this regard, that we would have to have some sort of safety cut off/lock as we would not want this accessible at all times, keeping in mind we usually have ongoing vandalism and trashing problems throughout the summer.

Burlander - Mary Ellen stated that we are looking for articles for the next Burlander, which will be going out the end of June.

Shirley mentioned as a reminder that the picnic is June 11th and we are once again looking forward to a good turnout.

There will be an annual meeting prior to the picnic, meeting starting at 10:00 and Bob Worley reminded Mary Ellen that the Notice of Annual Meeting should be sent out to all members. Mary Ellen will prepare the mailing to all active members by May 20th, as well as placing a notice in The Flume. The election of Officers takes place at the Annual Meeting and Colorado law requires such notification.

Fire Defense

Jack Roberts stated that we had had very poor response to the notice in the Burlander regarding homeowners signing up for the wood chipper, etc. There are 5 applications, which is the minimum number for the use of the chipper. We will attempt to further broadcast this program and Mary Ellen will put a notice in the Flume and also on www.pinecam.com in an effort to generate more interest.

Cameron mentioned that John Pawlik, Platte Canyon Fire Mitigation Specialist, needs volunteers on May 21-22 from 9:00 am – 5:00 pm. He also mentioned that this slash clean up would be free of charge, as they had received some grant dollars. This is for wood only; no nails or metal can be accepted.

New Business

Cameron mentioned we received a violation regarding a homeowner who is a single mom and needs help in cleaning up property. Cameron is assisting this homeowner and it was motioned, seconded and approved to provide funds to rent a dumpster in this effort.

Jean Wagner spoke regarding the new Lone Rock development. There are 335 new homes proposed for which the developer, according to Jean, says there will be no impact on the schools. However, Jean said that Mr. Walpole, school superintendent says a new elementary school will be necessary.

Dick Scofield spoke on "impact fees" and how such fees are working for the betterment of new communities in Arizona. Dick mentioned that the impact fees are built into closing costs, and this needs to start with developers. Cameron proposed that a letter should be written to the County regarding the proposal of impact fees after Dick Scofield brings in additional information.

Dick Scofield described a very annoying and nuisance type of situation going on in his neighborhood with a young boy riding a motorcycle for hours at a time creating deafening noise. Neighbors have approached the parents and were told (not so very eloquently) to mind their own business. Dick will give Mary Ellen the address and we will prepare a first covenant letter violation to the homeowner.

Cameron said the Burland residential signs are being negotiated. Cameron asked Bill if his working on the signs would be a conflict, and Bill responded negative as long as the conflict is disclosed. Shirley mentioned the possibility of a directional sign (for the Park) and obtaining some grant dollars for payment.

Don Collins asked if anyone knew what the large metal building is being used for in front of a house over on Chickadee. He also mentioned a conversation with a


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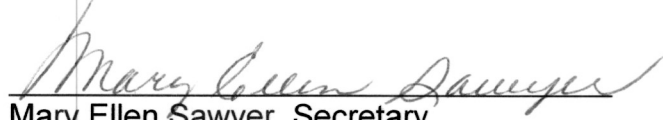
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homeowner concerning cleaning the roadsides. This may be something that our local Cub Scouts could become involved with in the community.

The meeting was adjourned at 12:10 p.m.



Cameron Wright, President



Mary Ellen Sawyer, Secretary

AGENDA
REGULAR MEETING OF THE BURLAND
HOMEOWNER'S ASSOC. SAT. MAY 14 2005

- 1) Determination of Quorum (5 active members)
- 2) Introduction of Mr. ~~John~~ Hudgins ,Attorney at Law.
- 3) Minutes of last meeting BILL
- 4) Reports of Officers
 - a. Treasurer's Report
 - b. President's Report
- ✓ 5) Association to ask Mr. Hudgins questions about enforcement of covenants and any other questions pertaining to the Association. After all questions have been answered by Mr.Hudgins,he will discuss his terms and agreements and the President will ask to have a vote to hire Mr. Hudgins for all legal matters regarding the Burland Homeowner's Association.
- 6) Reports of Committees
 - a. Covenant and Zoning
 - !. Status of pending complaints
 - b.Park improvement and Grant Committee, Shirley Franklin
 - !! New park equipment
 - c. The Burlander,MaryEllen Sawyer
 - d. Fire defense and wood chipper utilazation,Jack Roberts.
- 7) Unfinished Business
 - ✓ a. Bob Worley to speak about ATT/Cingular lease and a prospective new lease from Western Mobile with a represenative present.
- 8) New business
 - a. Single Mom in need of help. Approval of Assoc. to rent dumpster and provide labor for yard clean up?
- 9) Open Forum