

**Burland Homeowners Association, Inc.**

**General Meeting Minutes**

**July 11th, 2020**

**Board Members**

Jim Glenn  
Pat White  
Jack Roberts  
Sue Glenn  
Carrie Marsh  
Debe Whitford  
Gene Marsh  
Tim Peterson  
Beth Fisher  
Stuart Rhodes

**Members**

Christine Scott  
Carlos Vazquez  
David Vazquez  
Mike Fisher  
Gene Durst  
Michelle Peterson  
Barbara Robinson  
Dennis Robinson

**Members**

**Non Members**

The meeting was called to order at 10:03 a.m. and it was determined there was a quorum;

The minutes of June 13th, 2020 were approved as read.

This was our fourth Zoom video conference call due to Covid 19.

Welcome and introduction to guests.

**Presidents Report:**

- 1) Notified by Denise our park care taker that people are placing dog poo bags in the Shirley Septic porta potty. We do thank them for cleaning up and keeping up with their dogs but we don't want to jeopardize our contract with Shirley Septic. Jim will write up a sign advising.
- 2) Finishing up an article for the Flume on our scholarship winner to post to the Flume. Once we get permission from Eleigha Hamari Tim Peterson will write up article.
- 3) The Boutique next to Knotty pine is open on Main Street. Senior Alliance of Platte Canyon is volunteering (PCCP). Only accepting donations 2 bags at a time.

**Carrie Marsh:** Broadband update: calls have picked up almost all are new residents. We are thinking about sending another letter to all property owners of Burland Ranchettes. Getting some people outside of Burland Ranchettes wanting broadband and sending payments in. Still applying for other Grants (2 usda's and a forest service grant) so we don't have to ask for the entire amount from broadband.

**Jim Glenn:** previously we were only listed as 3 people that were underserved and now is showing up as over 500. Also, Stoughton Park is not submitting due to not enough people to sign up.

**Firewise:** Rapid Risk assessments are still currently being done and hope to wrap up this weekend. Some residents have done mitigation so we have 6 properties that were chipped by Platte Canyon Fire Department. Title 3 grant submission is federal money going to states and **counties**. They have extended to Firewise so we may be eligible for these grants. \$2500 grant we are applying for to go to Platte Canyon Fire.

**Gene Durst:** when is Firewise coming to my house?

Jack: Once Covid relaxes you are our number one priority.

Tim Peterson: Primaries Close to 50% turn out which was great. Amy Mitchell was elected for commissioner.

Jim: CDOT light zoom call. 200 people. 6 problems: South side: 72 and acceleration lanes, Rosalie both acceleration and Roland valley acceleration. 43 going to 72 to access 285.

Beth Fisher: CDOT light a lot of experience with New Jersey's department of transportation. The problems with traffic are starting on Wednesday through the weekend. Last traffic study was done in 2004 with CDOT.

Jack: unprofessional meeting with CDOT. Not knowing where Moore Lumber, Conaco or Rustic Station was.

Carrie: Was there last year at the fire station for the first meeting when the residents said no but they still are going to try it again.

Gene Durst: what is the traffic going to be for the retreat.

Jim ballots: more organized than in the past but can definitely improve for next year. everyone at the meeting voted and received ballot

Debe: We had 32 mail ins: David Vazquez, Gene Durst and 2 for Garrison for nominations. The votes were unanimous.

Gene Durst: declined nomination

Jim Glenn: any other nominations? No

David Vazquez: Brand new to the area. Excited about being here and anyway he can help. 261 Doe Circle.

**Treasurers Report: approved**

**Unfinished Business:** Stuart to give insight on membership and how he would like to be involved

**New Business:** Carrie recommends the HOA to write a thank you letter to the Flume for Walter Newton due to he retired. Stuart to write letter along with Beth

**Motion to adjourn:** 10.57 a.m

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Jim Glenn, President

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Debe Whitford, Secretary

**Burland Homeowners Association, Inc. Executive Minutes**  
**July 11th, 2020**

**Board Members**

**Guest**

Jim Glenn  
Pat White  
Jack Roberts  
Sue Glenn  
Debe Whitford  
Carrie Marsh  
Gene Marsh  
Tim Peterson  
Beth Fisher  
Stuart Rhodes

Mike Fisher

The meeting was called to order at 11:12 a.m. and it was determined there was a quorum;

The minutes of the June 13th, 2020 were approved as read.

This was our fourth Zoom Executive meeting due to Covid 19.

Unanimous vote for both David Vazquez and Garrison Genschorck 18 votes for yes

**Jim Glenn**: received request from Keith Doubleday asking on behalf of David Shipley if the Burland HOA would board consider an additional \$10,000.00 to the broadband initiative. We already did \$10,000.00 previously.

Carrie: if we donate is there a way to recoup the \$10,000.00 for the HOA

Debe: what is the money applied toward. I thought it this was to be from the community wanting and not the HOA paying.

Pat: not obligated to support a business.

Carrie: to offset another 20 people

Carrie: can we charge new people the \$500 to get our money back.

Beth: We don't want to jeopardize our non-profit status. Crossing the line due to donating non-profit money to a business. Need a legal consult to make sure our non-profit status isn't in question.

Tim: non-profit careful cannot subsidize a for profit business. Do we get the \$10,000 back?

Stuart: legally contractually make it work without jeopardizing non-profit status.

Jim Glenn; First motion to fund \$10,000 to South Park to make funding look better to grant Board. Tim Peterson 2<sup>nd</sup>. Majority opposed. (6 votes No)

Jim Glenn: Motion to contribute the \$10,000.00 with 2 exceptions

1) Does not jeopardize our Non-Profit status

2) When 20 people sign up after grant decision, we get our money **back**(waiting on Jim's thought)

Jim Glenn: Broadband how many underserved homes. It jumped from 3 to 500.

**Jim Glenn**: If a homeowner has already signed up for broadband and sells house, they will want to put that in their contract.

**Jim Glenn**: Denise our caretaker of the park let us know that people have been putting dog poo bags inside the Shirley Septic porta potty. Not necessarily in the porta potty but inside on the floor. We do not

want to lose our contract with Shirley so will make a sign to take all trash home. Jim will send sign to Beth to get laminated.

**Tim Peterson**: will post a tasteful mention on next-door and Pinecam to clean up after themselves.

**Beth Fisher**: will send Jack information on other signs for lamination to get reimbursed.

**Jim Glenn**: to call and schedule safety inspection for the park.

**Jim Glenn**: 4 people for handyman services of the park. Bruce S, Mike F, Tim P and Tiffany's husband.

**Mike Fisher**: He is a Broadcast Engineer and did a personal assessment of the tower with Jack Roberts. He states there is equipment on the tower that was changed between February and August of 2019 according to pictures. The numbers the providers have given for structural analysis vary. It is his professional opinion that we hire an independent contractor to do our own structural analysis. It is called mapping of equipment to see who is using what. Some could be old equipment that is no longer being used. Also, recommends that the leases be reviewed by a telecommunications lawyers and not our regular HOA Lawyer. We need a review and approve clause. Glad that Carrie Marsh is working on insurance policy and suggests we also have it looked at by a telecommunications lawyer. Security cameras might also be a suggestion.

**Sue Glenn**: why aren't we getting these companies to pay for analysis and damage?

**Mike Fisher**: Our leases are very lax with each of the renters are very minimal. Basically, they can do what they want.

**Jack Roberts**: Motion to hire a recommended firm to give us a structural analysis written report on the condition of our tower.

**Debe Whitford**: should we recognize Mike Fisher for all his work.

**Jack Roberts**: we will wait.

**Pat White**: any update on the cement bench or any others?

**Tim Peterson**: the other picnic table that rocks a little is no danger and will try to stretch it over the summer.

**Debe Whitford**: Dave Sitko did call one of the fencing companies but never got back with him,

**Beth Fisher**: nominates Tim Peterson for ballot forms next year and how to conduct.

**Beth Fisher**: CDOT light at 285. Should we write up a letter from the Board and individually?

**Tim Peterson**: is ok with Jim's letter sent to the board.

**Jim Glenn**: We will do this off line and will send to everyone what he has already written up and take it from there.

**Beth Fisher/Stuart Rhodes**: to do initial brainstorming to draft the CDOT light issue.

**Tim Peterson**: spoke with Platte Canyon Fire Chief Joe Burgett and Park County Sheriff Tom McGraw and neither thinks the extra traffic is a safety issue.

**Jim Glenn**: maybe in the next week work together on CDOT Light issues.

**Beth Fisher**: our website is not attractive and people judge an entity by their website.

**Jim Glenn**: we went with WIX for our website and will address at a later time.

**Treasurers Report**: Approved as read.

**Unfinished Business**:

**New Business**:

**Meeting Adjourned: 12:20 pm**

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Jim Glenn  
President

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Debe Whitford  
Secretary