

## **Burland Homeowners Association, Inc. Meeting**

**May 9, 2015**

### **Board Members**

*Carrie Hurich  
Jim Aitkenhead  
Melissa Hurich  
Jim Glenn  
Mary Ellen Sawyer  
Pat White  
Sue Glenn  
Roger Sawyer  
Debbie Kappel*

### **Non- Members**

*Andrew Bowden  
Paul Bibeau  
Ken Cole*

### **Associate Members**

*Tom and Karen Roxburgh (Trails West)*

*The meeting was called to order at 9:00 a.m. by President Carrie Hurich who determined there was a quorum.*

*Minutes of the April 11, 2015 meeting were approved as read.*

### **President's Report**

*Carrie welcomed everyone and the Board gave self-introductions. Carrie asked the new attendees if they had any questions (or complaints). Andrew mentioned the poor road conditions in Burland and it was explained that the roads are the responsibility of the County. Jim Aitkenhead mentioned that he had recently called the Road and Bridge Department concerning his road and they responded shortly thereafter with grading the road, so possibly a phone call to Road and Bridge would bring some help.*

*There was also a question concerning number of buildings allowed on a property, and it was explained that no more than two structures are allowed e.g., if you have a detached garage and a shed, that counts as two structures.*

*Carrie reminded everyone that if they hadn't already paid, that 2015 membership dues are due.*

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

*Trail Work Outsource – Jim Aitkenhead had obtained a bid from Phydeaux Digs and Jim explained the details of the material to be used and where it would be placed. This bid was for \$4,000. Jim was asked to obtain two additional bids for the Board's consideration. It was mentioned the trail itself does need some work because of the heavy traffic, and erosion.*

*Mail Boxes – Jim Aitkenhead said he had talked with several people and from past experience, it doesn't appear that any change is going to happen with the mail boxes, either maintaining what we have, nor cluster boxes. Mary Ellen mentioned that Roger had done a survey several years ago and*

there were many who did not want locked mail boxes, and instructions from the Post Office were that we must have 100% participation for the cluster boxes. We also had a meeting with a representative from the Denver postal service operations and it was his opinion that locked mail boxes would be mandated in "about two years", and that was 5 years ago. In addition, the carriers are contract employees and their pay rate comes into play with any change to the mail system.

Park Lights – Jim A. said Phydeaux Digs would do trenching for \$400 required for the electricity, and he/Melissa will get two additional bids for trenching. A bid to install the lights had been approved earlier (last spring), so as soon as the trenching is approved, we can proceed with the light installation.

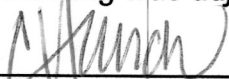
Treasurer's Report – The report was approved as read.

Fire Mitigation – Carrie explained our program for members wherein the HOA will pay the first \$75.00 toward fire mitigation performed by Splintered Forest and/or JWARD Industries (details on web site). There was further discussion on becoming a Firewise community and the many advantages, one being, wherein a homeowner may possibly receive an insurance discount; however, the HOA does not have the resources to devote to this very time consuming project. In fact, oddly enough, we have had very little response to our discount program where a homeowner joins the HOA for \$20 and receives a \$75 discount on fire mitigation.

#### Annual Meeting and Picnic

Carrie reminded everyone of the Annual Meeting and picnic July 11<sup>th</sup> and encouraged everyone to attend. This particular meeting is held at the Park at 10:00 with elections, and the picnic following. There was discussion of different activities we might consider and the possibility of sending postcards to advertise the event. (A letter is sent to all members prior to the Annual Meeting in compliance with the By-laws.)

The meeting was adjourned at 9:50 a.m.

  
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Carrie Hurich, President

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Mary Ellen Sawyer, Secretary

# BURLAND HOMEOWNERS ASSOCIATION, INC. MONTHLY MEETING AGENDA

May 9, 2015 9:00am

## MONTHLY MEMBER MEETING (Open to All Burland Residents)

- I. Call To Order
- II. Review and Approval of Prior Meeting Minutes *appd.*
- III. Welcome Guests – no scheduled guests
- IV. Presidents Report
  - a. Trail Work – Jim A. – Update on maintenance outsourcing.
  - b. Mail Boxes - Jim A – Update on meeting with Joe McMahan, Post Master
  - c. Park Lights – Jim A/Melissa – Status on bids;
- V. Treasurer's Report
- VI. Any new business? *— Jim's visit. mts*
- VII. Close of Burland Residents Meeting

*Andrew Roads*  
*City maintenance*  
*Contact - Park CO*  
*3 structures*  
*no det. & shed*  
*we. HOA - we*  
*have no mts*  
*not much attend.*  
*directors - how*  
*welcome - thank*  
*you.*

## Board of Directors Executive Session (Open to Board of Directors)

- I. Review and Approval of Prior Executive Meeting Minutes *appd.*
- II. Treasurer's Report
- III. Covenants Violations Report/Update
- IV. President's Report
  - a. Meeting with attorney; providing legals, etc.
- V. AT&T Update
- VI. Survey
- VII. New Business

**Burland Homeowners Association, Inc. Meeting**  
**May 9, 2015**

**EXECUTIVE SESSION**

**Board Members**

*Carrie Hurich, President*  
*Jim Aitkenhead, Vice President*  
*Jim Glenn*  
*Pat White*  
*Melissa Hurich*  
*Sue Glenn*  
*Debbie Kappel*

*Mary Ellen Sawyer, Secretary*  
*Roger Sawyer, Treasurer*

*Sergeant Frank Connor.*

*The meeting was called to order at 10:00 a.m.*

*Minutes of the April 11, 2015 were approved as read.*

*The Treasurer's report was approved as read. Roger mentioned that we are in a position to further invest \$20,000. There was discussion; Carrie asked for a Motion; Melissa moved that we invest an additional \$20,000; Sue seconded and all voted in favor with the exception of Jim Glenn who abstained. Roger will arrange for the further investment and Mary Ellen will prepare the Resolution for signature.*

**President's Report**

**Covenant Violations**

*718 Quakie – No response to 1<sup>st</sup> letter; will check property conditions and send 2<sup>nd</sup> letter if unchanged.*

*Juniper barking dog. This has been an ongoing on again, off again situation with a neighbor's barking dog and the complaining party has done everything in their power to resolve the situation. We sent a letter to the property owner with no response. The Animal Control team has been working with the complaining party and the dog owner, and we were informed the problem was resolved; however, the latest email again says not. The Deputy who attended the meeting today will follow up.*

*Attorney – Carrie explained there had been a meeting with our new attorney to review the background of the HOA and provide necessary legal documents i.e., the plat, By-laws, etc. He felt that everything was in order as we are presently operating with our handling of alleged covenant violations, and conservation of our treasury. He did suggest changing our web site with regard to the statement of our enforcing covenants to something to the effect of preserving the integrity and well-being of the neighborhood. A change in the language has been drafted and is awaiting his approval prior to making the web site change.*

AT&T – Roger said during discussion with Justin Axline (MW Site Acquisition Manager-RMR) concerning the modifications to the tower that we learned that the upgrades AT&T is proposing now were those approved a year ago; however, AT&T had not proceeded at the time because of budget constraints. Justin didn't make that clear at last month's meeting. Roger is awaiting a call from Justin now to learn of the AT&T start time, etc.

Survey – Roger talked with Bob Feraldi (Surveyor). Bob said that a full survey would cost around \$2,000. After Bob reviewed information he requested from Roger, Bob felt that it clearly defined our property line and location of our tower, and that a survey really wasn't needed. There was discussion, and taking everything into consideration with the new adjacent property owner, it was believed that a survey is in order. Carrie asked for a Motion; Melissa moved, Pat seconded and the vote carried with all in favor of a full survey. Roger will contact Bob Feraldi and make this request. Our attorney will send a letter to the new adjacent property owner with regard to our property line, our tower, clarifying our position, etc.

Jim Aitkenhead mentioned that there are some wires directly above the conduit in the area of the tower that he thought maybe should be looked at, possibly by IREA (the electric company). Roger will contact them and ask them to take a look.

Signs – Roger would like a sign near the entrance to the Park to stop long-term, or over-night parking. There was discussion concerning the color of the sign, and what it should say i.e., violators will be towed, and arrangements with a towing company. We recently had a complaint that an RV had been parked there for days. Roger called the Sheriff's Office; however, the call was not returned. This led to other signage for the trail, and Carrie will contact Ed at Zuni Signs to discuss. Jim A. will walk the trail and mark/flag locations for signs.

Sheriff – Melissa asked the Sergeant for more patrols at the Park as we move into summer when activity at the Park increases, especially at night. He suggested that we might consider a camera which we have discussed in past meetings; however, for now, we are installing lights as a first deterrent.

The Sergeant said the Colorado Attorney General (Cynthia Coffman) is conducting training sessions for the proper law enforcement of marijuana and Park County hopes to have two detectives dedicated solely to this law enforcement.

The meeting was adjourned at 11:15 a.m.

  
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Carrie Hurich, President

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Mary Ellen Sawyer, Secretary