

Burland Homeowners' Association, Inc. Meeting

July 9, 2011

PRESENT:

Board Members

Mark Ruckman
Cameron Wright
Roger Sawyer
Mary Ellen Sawyer
Diane Glover
Dick Scofield

Members

Glenda Marshall
James Price
Jack Robertson
Earl Harris
Mark Wilson
Margaret Wilson
Jim Floyd
Mary Lou Miller
Steve Miller
Shirley Franklin

The meeting was called to order at 10:00 a.m. by Mark Ruckman and it was determined there was a quorum.

Minutes of the June 11, 2011 meeting were approved as read.

President's Report

Elections were conducted with the following results:

Mark Ruckman, President
Mary Ellen Sawyer, Secretary
Roger Sawyer, Treasurer

Directors:

Diane Glover – District #1
Melissa Hurich – District #2
Pat White – District #3
Mark Ruckman – District #4
Mary Ellen Sawyer – District #5
Roger Sawyer – District #6
Cameron Wright – District #7
Dick Scofield – District #8
Carrie Maul – District #9

Mark presented the tower fence bids, adding the County had now elected to participate in the fence project. Cameron Wright who had presented a bid on behalf of Wright Brothers Construction and who is a member of the board recused himself and exited the meeting.

Mark proceeded to say that we had received information from three parties expressing interest in bidding on the fence; however, in the end, we received only two bids, with the third party indicating they would not be providing a bid. Mark noted there was a large dollar discrepancy between the two bids that we did

Burland HOA Board of Directors Agenda for July 2011
10am-11am

Annual Election of Directors followed by the election of Officers from the pool of Directors

Members who paid their dues within the last 30 days or longer are eligible to vote.

Below is a list of current office holders

1. District #1: Diane Glover
2. District #2: Melissa Hurich
3. District #3: Pat White
4. District #4: Mark Ruckman
5. District #5: Mary Ellen Sawyer
6. District #6: Roger Sawyer
7. District #7: Cameron Wright
8. District #8: Dick Scofield
9. District #9: Carrie Maul
10. Vice President - Open
11. Treasure – Roger Sawyer
12. Secretary – Mary Ellen Sawyer
13. President – Mark Ruckman

Visitors (10 min) – None

Approval of minutes from the prior meeting

President Report – Mark Ruckman

- Tower bids
 - County has joined the project
 - Review of the bids – Cameron is excused during this portion
- Park Port – o – Potty and AD access / path
 - Status?

Treasure Report – Roger Sawyer

Sign status – Diane Glover

- Update on the county application

Covenant Violations

- 325 Yellow Pine – LUR filed with the county
- 847 Quakie Way – Case turned over to Park County as an LUR complaint after the owner was combative and engaged outside counsel.
- 119 Quakie Way– received a complaint and sent a letter to the mortgage holder
- 383 Yellow Pine – 2nd letter sent to the owner, no response nor clean up after the first letter

New Business

Close Meeting



Colorado Fence Association

8335 Quebec Street
Commerce City, CO 80022
(303) 469-1317
Fax (303) 469-1338

PROPOSAL

July 7, 2011

Estimate No.: 19031

Burland Home Owner's Association

Attn: Mark Ruck

Re: Fencing HOA Cell Tower

We propose to furnish and install approximately 240 linear feet of 6' high galvanized chain link fence with barb wire per the below specifications: Includes two (2) walk gates with standard hardware.

6' high 2" x 9 gauge galvanized fabric
Posts- 2 3/8" and 2 7/8" Fabricated with plates/set in concrete on site
Top rail- 1 5/8" and bottom tension wire
Includes grounding clamps (exothermic connection is excluded)


Total Price Installed: \$29,609.00

NOTE: Our Superintendent lives in Bailey and we have made a site visit for quantities and specifics. All materials and equipment will be manually hauled to the site. All post anchoring will be determined on site based on layout. Pricing includes all these factors.

Background information attached separately.

1. Price valid 30 days
2. Bonds not included (rate .015).
3. Permits and fees excluded
4. fence removal excluded
5. Subject to site visit
6. Grounding excluded
7. Insurance is based on 5 million-dollar policy.
8. This and all proposals subject to mutually agreeable contract terms & conditions and acceptable insurance requirements

Metro Fence Company, Inc.


Ben Pike

Bid Response Sheet

Company Name Wright Brothers Construction and Design Services Inc

Prior Experience installing fencing?

Yes, We have prior experience with both metal and wood fencing. We are equipped with all the necessary tools and have connections with a fence supply company. I personally have put a lot of thought into the construction of the tower fence as well as come up with a complete spec, and scope.

How will you haul materials to the site?

The use of an ATV or a small truck can haul materials to a point. After this point, materials will be brought in to tower site by hand using the existing trail.

List types of insurance you carry and the amounts.

WBC carries \$1,000,000/\$2,000,000 business liability insurance. A copy of our current insurance is available by request.

Price \$ 13,744.00

Assumptions used in creating the price

1. Location, Being that the site location is on top of the mountain creates many challenges.
2. Logistics, Purchasing materials and getting them to and up the mountain.
3. Ingress/Egress, Back and fourth from parking lot to site.
4. Materials, Buying materials for project.
5. Labor, Labor is for 2 to 4 men depending on schedule of project.
6. Operating and profit margins. Margin is @ 20 percent.
7. Tax, Tax paid on materials.

Exclusions from your option 1 price

1. No exclusions at this time

Mark,

The price quoted is considered a "fixed Bid Contract Price" so my assumptions are absorbed into that price. If there is a major situation where something came into play that was outside the scope of work and unforeseen then that can be discussed. At this time I don't see anything, which would lead my Company or the Board in that direction. Hope this was helpful.

Cameron