

Burland Homeowners' Association, Inc. Meeting
February 11, 2006

PRESENT:

Cameron Wright, President	Shirley Franklin
Mary Ellen Sawyer, Secretary	Jack Roberts
Roger Sawyer, Treasurer	Jean Wagner
Bill Hudgins, Attorney	John Carrigan (non-member)
Don Collins	Ryan Staychock (CSFS)
Dave DeHoff	

The meeting was called to order at 10:05 a.m., and it was determined there was a quorum.

Minutes of the previous meeting, January 14, were read and approved as written.

Cameron introduced Ryan Staychock, from the Colorado State Forest Service who made a presentation on Colorado State University (Ft. Collins) volunteer program, This is a non-regulatory agency and is simply available to help in the areas of fire mitigation, trail construction, tree identification, tree farming, etc. They do not compete with private interests. It is this program that will partner with us in providing the basic infrastructure for the trail construction on Bailey Mountain to begin this spring/summer.

Reports of Officers

President's Report

Cameron reported that he had received information from American Family Insurance regarding a policy for park liability and D&O insurance that is \$3100 - \$3200 per year with a \$1500 deductible per incident. Bill Hudgins stated that the quotes his office had received were basically the same. **Motion was made and approved to proceed with the purchase of this insurance as quoted to us by American Family.**

Cameron also reported the Wispertel lease has been resolved. There had been some discrepancy previously in the lease sent to us for signature, which differed from that which was negotiated earlier.

Treasurer's Report

Roger Sawyer presented the Treasurer's Report that was approved subject to audit.

Legal - Covenants and Zoning

Bill Hudgins, our Attorney stated he had talked with Steven Groome, the County attorney and he had not received the Zimmerman case for enforcement. Everything apparently remains with Tom Eisenman, who was unavailable. Bill

suggested that we set up a meeting in Fairplay and make known our intentions to pursue this in court as necessary.

John Carrigan, a non-member of BHOA, and one of the LUR violation cases pending at the County made known his views of the BHOA process in identifying properties in violation of covenants. Bill Hudgins attempted to clarify for Mr. Carrigan that his property is an alleged LUR violation and that the County, not the BHOA, enforces LUR's. Further, that any differences he has at this point should be taken up with the County. Mr. Carrigan stated he wanted to file a complaint of his own and he was given a complaint form for this purpose. Cameron thanked him for coming and expressing his views.

Covenant and Zoning Committee Report

There was discussion on a complaint alleging too many horses on a property. Cameron quoted from the LUR's and Shirley Franklin will call the property owner (a neighbor) in an effort to resolve this

Park Improvement Committee

Shirley reported that results from the grant proposal are really not expected for a month or so. She also asked Jack and Cameron for their volunteer hours to date concerning the trail project.

Fuels Reduction Committee

Jack stated that as the snow clears, he will be working on the proposed trail alignment.

There was discussion on a proposed waiver for property owners to sign with regard to this summer's fuels reduction program. Bill Hudgins stated he would provide a waiver for this purpose.

Unfinished Business

Roger reported he had taken a letter of invitation to Ruthie Lamping, our local postmistress, to attend today's meeting to give the Post Office's stand on our locked mail box project; however, she did not respond. He had also contacted a person in the Denver Post Office and she faxed a document that she said stated that all box owners at one location must agree to a locked box unit. Roger stated that the document was very vague and difficult to determine such a message.

Discussion followed and Roger will determine the next steps to pursue.

New Business

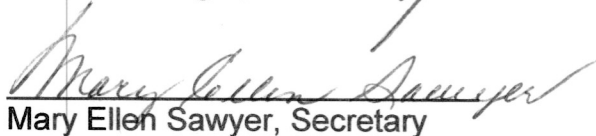
Future goals were discussed, some of which included new signs for the subdivision, and for the Park, a gazebo for band concerts, expansion of the parking area, sand volleyball court, upgrade with vault toilet, storage shed and horseshoe pit.

Roger mentioned the ongoing problem with the light at the Park, which he has discussed on several occasions with IREA. They seem unwilling to fix, as they believe that the light is being shot out; however, there seems to be no evidence of this. Roger will contact them again and if they are unwilling to fix the light, we will request that it be disconnected. Park rules state that the Park is closed at sundown so this shouldn't be a problem.

Roger referred a letter received from Security Title to Bill requesting a copy of our by-Laws, and those will be provided accordingly.

The meeting was adjourned at 11:30 a.m.


Cameron Wright, President


Mary Ellen Sawyer, Secretary

AGENDA REGULAR MEETING OF THE BURLAND HOMEOWNERS' ASSOCIATION 2/11/06

- ✓ 1) Determination of Quorum (5 Active members)
- ✓ 2) Minutes of last meetings
- ✓ 3) Guest Ryan Staychock from Colorado State Forest Service Volunteer Trails Program.
- 4) Reports of Officers
 - ✓ a. President's report, motion to purchase insurance for park and D&Os
 - ✓ b. Wispertel lease finalized.
 - ✓ c. Treasurer's Report
 - ✓ d. Legal Committee
 - i. Status with current cases regarding county.
- ✓ 5) Covenant and Zoning Committee Report.
 - i. Status of pending complaints, amount of livestock per acre as per LURs
- 6) Park Improvement Committee.
 - i. Shirley Franklin to talk about current status of Grants.
- 7) Fuels Reduction Committee.
 - i. Jack Roberts to talk about future trails plan in park and request volunteers for trail layout.
- ✓ 8) Unfinished Business
 - i. Roger Sawyer – Locked Mailboxes
- 9) New Business, future plans and outline for park and community with long and short term goals.
- 10) Open Forum.

Locked boxes