

Burland Homeowners Association, Inc.

October 8, 2016

Board Members

Jim Aitkenhead  
Butch Kappel  
Debbie Kappel  
Pat White  
Sue Glenn

Roger Sawyer  
Mary Ellen Sawyer  
David Sitko  
Jim Glenn  
Jack Roberts

Members

Sharon Horn  
Diane/Len Strozinski

Non-Members

Jani McCarty

Guests

Lou Gonzalez, Candidate for District #2, County Commissioner

The meeting was called to order at 9:00 a.m. and it was determined there was a quorum.

Minutes of the September 10, 2016 meeting were approved as read.

President's Report

Jim welcomed everyone, including Lou Gonzalez, candidate for County Commissioner.

Lou gave an overview of his background and his qualifications for the job and asked for everyone's consideration to vote for him in the upcoming election. He provided handouts which elaborated on this and his plans for the future of Park County.

Mt. Bailey Trail – Jim said that Jeff Ravage had reported that the benches for the trail had been delivered and that the project was approximately three-quarters of the way through. We will continue to monitor the trail work per the Agreement.

County Commissioner Meeting – Jim A. said he had met with Mike Brazell, County Commissioner, primarily to discuss the County's approach to the enforcement of the Land Use Regulations (LUR's) and he believed that the meeting was positive and went well. This will be on going concerning instructions to meet with the County workshops regarding new LUR rules, etc.

Road Cleanup Status – Mary Ellen followed up with the school again and believes at this point, we consider this matter closed as there has been no response.

Aspen Tree Trail – Jim G. gave an update on the status of the trail and elaborated on the aesthetics and plans for future work. The bottom half will probably be done soon, and then finished in the spring. He gave a detailed estimate once again of the cost, and it still remains at \$1700 which had been approved at the last meeting. Jim, Sue, Dave, Debbie and Butch were all thanked for their help with this project.

Jim also mentioned the pavilion and the swing bench repair, and the welding work to repair the metal bench which had been damaged by vandals (a large rock had been removed from the rock wall and with much effort, had been used to damage the metal bench.) Mary Ellen noted this had been reported to the Sheriff's Department, requesting increased patrols. The pavilion work came to \$751 which was \$200 more than the original estimate because of base brackets cost and increased labor time. **Jim A. motioned; Jim G. seconded and the motion carried to pay the invoice as stated.**

# BURLAND HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING AGENDA

October 8, 2016

Agenda

Jim A -  
Trail work

Jim B.

Playa  
on trail

Ray  
saw in  
late bath

Gene -  
Cont. Joe

work day  
entry day  
update m

trail  
bottom key - now  
then fire  
Spring

Jack -  
graffiti  
water  
panther

Martin  
discussed

deck -  
permit -  
PC NY FD  
FD mit. \$150.  
Call Joe / Sungott.  
Name ?  
How many signs?  
address

10500  
adj.  
Roof - look okay  
metal

\$75 / Jim B.  
Butcher  
pay!

- I. Call To Order
- II. Welcome Guest – Lou Gonzalez, Independent/Unaffiliated County Commissioner Candidate, District#2, [www.vote4lou.com](http://www.vote4lou.com), email: [lou4parkco@gmail.com](mailto:lou4parkco@gmail.com)
- III. Review and Approval of Prior Meeting Minutes ✓
- IV. President's Report
  - a. Mt. Bailey Trail Work – Update (Information from Jeff Ravage)
  - b. Any information from Mike Brazell, County Commissioner on handling LUR's
  - c. Invite Postmistress to next meeting (11.12.2106) ✓
- V. Road Cleanup Status – PCHS Volunteers - Mary Ellen MO
- VI. Aspen Tree Trail - Jim Glenn and Dave Sitko *Jim & Dave volunteers*
  - a. Cost of crushed gravel and status of proposed trail through aspen trees/Park.
- VII. Subdivision light replacement cost (Old 285/CR72) – Jim Glenn
- VIII. Status of repair of pavilion, damaged park bench, and swing bench – Jim Glenn
- IX. Firewise – David Sitko *update  
Cari  
hand out*
- X. Treasurer's Report
- XI. Old Business
- XII. New Business

handles delivered  
3/4 way complete

mtg instructions to meet w/ workshope  
concerns LUR's  
new rules w/ City  
LUR's - to leave  
num hrs out of  
homes

Jim -  
increase  
total how  
Guerrilla  
Parse  
increase  
traffic

Jim -  
pics of  
bench damage  
Chris Good  
metal bracket  
under  
paid.

Sub - dir light -  
working m -

Pictures  
elaborated m  
pan -  
sun's  
repair.



**Burland Homeowners Association, Inc. Meeting 2016**  
**October 8, 2016**

**ACTION ITEMS**

Jim Aitkenhead

1. Ask Postmistress to attend November 12<sup>th</sup> meeting to discuss steps to be taken for the replacement of mailboxes with lock cluster boxes.
2. Talk with Jack Roberts about his evaluation of the trail work.

Mary Ellen

1. Letters to all charitable organizations concerning future contributions.
2. Call Mountain Resources to confirm they are no longer providing services to Bailey.
3. Assist Dave as necessary regarding Firewise.

838-7552 X12

Lary

Jack Roberts

1. Give Jim A. thoughts on evaluation of trail work.

Jim Glenn and David Sitko

1. Update on first phase of Aspen trail.

Roger

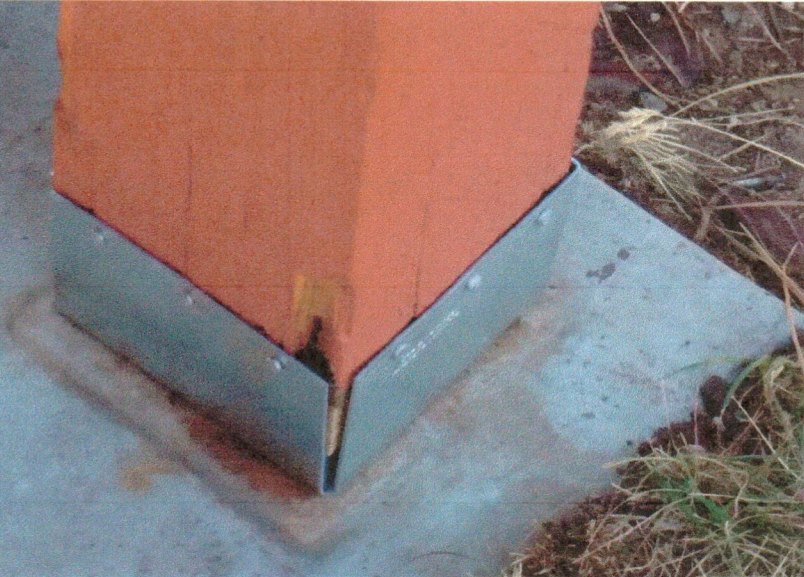
1. Order replacement batteries for subdivision lights.

David Sitko

1. Firewise Coordinator – To contact Joe Burgett, Assistant Chief, PCFD, concerning our first step in becoming Firewise community i.e., wildfire risk assessment.



Repair work at north side of pavilion, sign, base brackets and swing by Bruce Stoeber





**Burland Homeowners Association, Inc. Meeting**  
**October 8 2016**

**EXECUTIVE SESSION**

**Board Members**

*Jim Aitkenhead, Vice President*  
*Mary Ellen Sawyer, Secretary*  
*Sue Glenn*  
*David Sitko*  
*Jim Glenn*

*Roger Sawyer, Treasurer*  
*Debbie Kappel*  
*Alan (Butch) Kappel*  
*Pat White*  
*Jack Roberts*

*The meeting was called to order at 10:00 a.m. and it was determined a quorum was present.*

*Minutes of the September 10, 2016 meeting were approved as read.*

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

Old Business – None

New Business - *Pat White said that she had talked with a couple of ladies who are victim advocates for Park County and they told her that they are no longer supported by Mountain Resource Center (Conifer). This lead to discussion on our yearly charitable donations. Jim A. said he would like for these organizations to furnish information on how the money is used. There was discussion and it was decided that Mary Ellen will send a letter to all those we have given to in past years, and ask them to provide this information for our consideration at the November 12<sup>th</sup> meeting.*

*Sue Glenn said that she had been having discussion on Nextdoor Neighbor about locked mailboxes and she wanted to know what to tell people. Mary Ellen noted that at this point, even though there was a cluster box installed (Gene Durst), the HOA itself, has not received approval from the Post Office. The postmistress will be invited to our November meeting and hopefully, we will learn the steps that they require in getting locked boxes installed. Anyone who wants information on locked boxes should be asked to come to the meeting.*

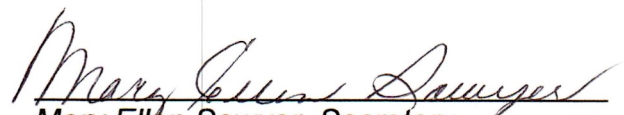
*Jack mentioned that he had hiked the Mt. Bailey trail this morning. He will evaluate the ongoing trail work and get back with Jim A. with any concerns.*

*Roger and Jim had been in contact with the County concerning a tree that they said was blocking the reception of their tower. That brought up the question of whose land it was on. Roger determined it was in fact, on our land and let them know. We are awaiting response from the County if they proceeded with falling the tree. Roger also mentioned another tree that is close to the fence that should eventually come down and we will need to address that at some time in the future.*

*The meeting adjourned 11:45 a.m.*

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*Jim Aitkenhead, President*

  
*Mary Ellen Sawyer, Secretary*

**Burland Board of Directors Executive Session (Open to Board of Directors)**

October 8, 2016

- I. Review and Approval of Prior Executive Meeting Minutes.
- II. Treasurer's Report ✓
- III. President's Report
- IV. Covenants
- V. Old Business
- VI. New Business

Jack  
Trail.  
Track placement  
Steps too close  
together

Pat - Mtn Res -  
not doing Bailey  
we adm. - Park Co.

Jack will  
nominate  
trail.

send ltr / email -  
info on what they do  
how \$ to use

Bo will ensure  
donations @ Mtn. mts.  
and would like some  
feedback concerning

Action

1 MHS  
PC Sur on  
MRS each Shelter  
Mt Res -  
St La  
for com -

\$500.3 -

Contact  
for Mtn Com.

Due -  
Post - boxes -  
Mail  
tell Apple to come  
to mts

Action

Jack R.  
to Jim.  
Mts - letter  
to all chan-  
ng.  
Jim A -  
pasmistr

Call Mtn Res