

Burland Homeowners' Association, Inc. Meeting

August 13, 2011

PRESENT:

Board Members

Mark Ruckman
Cameron Wright
Roger Sawyer
Mary Ellen Sawyer
Diane Glover

Dick Scofield
Melissa Hurich
Carrie Maul
Pat White

Members

Jack Roberts

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

Minutes of the July 9, 2011 meeting were approved as read.

President's Report

Mark gave an update on the sign graffiti. Zuni Sign Co. removed the graffiti from the front and back. The front looks very good; some of the paint can still vaguely be seen on the back. It is possible to have the back sand blasted at an extra cost but we didn't believe it was a necessary extra expense. It was noted too, that an extra coat of the graffiti proofing was applied to both sides of the sign. It is believed that one of our covenant violators, their kids or friends were responsible. Roger will follow up with Deputy Sears on our complaint with the Sheriff's Office.

Mark said he had received a call from the KZ Ranch HOA President regarding a proposed Park County Noise Ordinance, copies of which were furnished for everyone's review. Mark may be meeting with both the KZ Ranch and Deer Valley HOA President periodically to discuss items of mutual interest. There was discussion on the proposed noise ordinance i.e., the motorcycle issue. It appears that motorcycles are permissible as long as they have appropriate mufflers, and there is no mention of straight pipe, or racing exhaust even with a muffler. These can be extremely loud. Also, there is no mention of noise decibels. (It was noted that several years ago, the HOA purchased a noise decibel meter for the Sheriff's Office.) Mark will get back to the KZ Ranch HOA President and advise him of our comments and concerns.

Treasurers Report

Roger presented the Treasurers Report which was approved. Mark suggested that the scholarships be lined out by year just for more clarification on future expenses.

Signs Status

Diane reviewed the final plans for the subdivision signs located at Impala/Kudu and Catamount/Sleepy Hollow. The permit was granted by the County, and a permission letter signed by the homeowners at Impala/Kudu. They further offered access to their property for the contractor (Zuni Signs) to use for safety purposes in staying off the road, and expressed their appreciation of the HOA's courtesy in asking their permission for the installation close to their property. Everyone thanked Diane for her efforts in seeing this project through. Zuni plans installation on September 12, 2011.

Tower Fence Installation

Mark stated the contract had been signed with Wright Brothers Construction. They intend to begin the project the end of the month with a completion date of approximately 3 weeks. Cameron stated the cost of the vinyl coated fencing would be around \$600. There was discussion on the durability of the vinyl fencing and Cameron will look into more information concerning that.

Covenant Violations

- 325 Yellow Pine – LUR pending with County. County pushing owner to clean up inoperable cars. Mary Ellen will again follow up with the County as there is no improvement noted.
- 383 Yellow Pine – 2nd letter to owners. Owner called and explained that they were not able to attend this month's meeting but would get back to us at the end of August. It is noted they have made an effort to clean up.

New Business

Cameron mentioned a property in the area of Rolland Valley that is in deplorable condition. It doesn't appear to be in our subdivision, but wondered if we could contact the County, or he will as an individual to let them know about this. There is a Citizens Complaint Form under LUR's on the County website for such matters. Mary Ellen will email the Code Enforcement Officer's email address so Cameron may let him know.

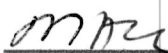
Jack mentioned a property in the vicinity of CR72 and Long Ridge Road that may be a health/fire hazard with a collection of paint cans, etc. He will attempt to get the address and the Director of that District will be asked to pursue the alleged violation.

The Board was informed about volleyball issues and neighborhood talk around Kudu/CR72 concerning the Floyd property and their alleged business with regard to that volleyball court. Also, there is talk about a big tournament/party the end of September, and the fact that Floyd has a great relationship with the HOA and that members of the Sheriff's Office play there. Some residents of Kudu/CR72 say that this is apparently all okay with the HOA. Mark explained that we have been in contact with the Floyd's regarding cleaning up their property, and they have complied. We also had communication with them about late night parties, and they have been understanding, and agreed to shut down by 10:00 p.m. if not sooner. Mark emphasized that we are working within our limitations and anything beyond what we have already done is most likely under the jurisdiction of the Sheriff's Office and/or County. Mark volunteered to send a note to Jim Floyd about the rumor of the impending party in September and if this is true, ask for their consideration of the neighbors.

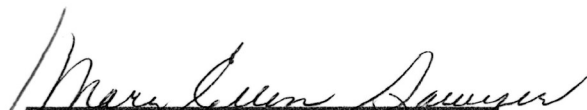
Along with this discussion, it was also mentioned whether charging money for volleyball, etc., constitutes a business. As Mark explained, this is a gray area and difficult to determine. Cameron explained that according to the LUR's, vehicles coming and going in excess of 13 per day may be taken into consideration as "running a business".

Pat said from information published in the Flume, she thought we should send a welcome letter to new residents telling them about the HOA. Mark asked that she draft a "welcome" letter and send to him and Mary Ellen for review.

Meeting was adjourned at 10:45 a.m.



Mark Ruckman, President



Mary Ellen Sawyer, Secretary

Burland HOA Board of Directors Agenda for Aug 2011
9am-10am

Visitors (10 min) - None

Approval of minutes from the prior meeting

President Report - Mark Ruckman

- Update on sign graffiti
- Discuss proposed county noise ordinance *— motorcycles w/ mufflers.*

Treasure Report - Roger Sawyer

Sign status - Diane Glover

- Update

Tower Fence Installation Status - Cameron

- Planned start & finish date
- Cost of vinyl coating

Covenant Violations

- 325 Yellow Pine - LUR filed with the county - county pushing the owner to clean up inoperable cars
- 383 Yellow Pine - 2nd letter sent to the owner, owner working to clean up and stated they would be complete by August 30th

New Business

Close Meeting

"opt back to us" - they couldn't attend meeting today as they were leaving town.

sign permit
Impala/Kudu

Catamount/Sleepy Hollow

11 SIG-01 - E

11 SIG-02 -



8-9-11 CB
APPROVED

**PARK COUNTY PLANNING DEPARTMENT
COMPLIANCE REPORT FOR SIGN PERMIT**

Applicant: Burland Ranchettes, Homeowners Association Inc,
Subject Property Description: Burland Ranchettes Unit 28, Lot 95,
and Unit 9, Lot 15, Tax # 22838, # 17262

The application contains all materials required by the Planning Director.

The Planning Director must find that:

The proposed sign is not prohibited under section 5-803 of the 2004 Land Use Regulations.

The proposed sign meets the design standards contained in section 5-806 of the 2004 Land Use Regulations.

NOTES:

Burland Ranchettes, H.O.A. IS Constructing 2
Entry Signs. located on the 2.
above mentioned parcels.
Case # 11 SIG-01, and # 11 SIG-02

PLANNING STAFF: Caroly Burton **DATE:** 8-9-11