

**Burland Homeowners Association, Inc.**  
**General Meeting Minutes**  
**February 08, 2020**

**Board Members**

Jim Glenn  
Pat White  
Jack Roberts  
Sue Glenn  
Carrie Marsh  
Debe Whitford

**Members**

Mark Evert  
Tim Peterson  
June Vincze  
Shelby Edwards  
Andrew Lembke  
Martina Maclean

**Members**

Mike Martina

**Non Members**

Kelsey Brown  
Bob Krane

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

The minutes of January 11th, 2020 were approved as read.

Welcome and introduction to guests.

**Shelby Edwards Superintendent of Platte Canyon Wildfire Module**

- \* **CWPP**: is in the final review for the wildfire preparedness. This is the first since 2004.
- \* **Rapid Risk Assessment**: The Platte Canyon Fire Department is going to do an RRA on each property. This will take about 5-10 minutes starting in the next month or so.
- \* **You are able to request an RRA for your property free of charge** by calling the Platte Canyon Fire Department at **(303) 838-5853** or going to their website @ [plattecanyonfire.com](http://plattecanyonfire.com).
- \* **Traffic control** was a big issue for the previous mitigation efforts. We are always asking for volunteers.
- \* **Prescribed Fires**: You may sign up to be notified by email. Please contact Platte Canyon Fire Department. Shelby did send a sign-up sheet at meeting.
- \* **John Van Doran** submitted another application to the Land Water Trust Fund and a letter was sent to those with ponds but, no water rights. Park County is also going to assist in these efforts.
- \* The month of **May is Bailey wildfire preparedness month**
- \* **Code Red**: **Make sure to enroll and start your evacuation plan.** Children regardless of age need to know how to evacuate in case you are not home.

**Jack Roberts:**

- \* Joe Burgett sent out a letter to all residents notifying them of the RRA.
- \* FAB is hiring an outfit to assist on evacuation plans.
- \* GOT 5: List 5 people to contact in Case of Emergency and put on frig for responders.
- \* Pinecam is creating lists to call & check in and possibly getting with Seniors of Platte Canyon.

**Jim Glenn:** South Park Telephone submitted application for the Broadband grant on January 15th. We are in the 60-day comment period. The Broadband team drafted a thank you letter and Carrie and Jack addressed almost 1300 letters.

**Carrie Marsh:** we haven't mailed letters pending bulk stamp. Should know later today.

Comments or Feedback on each application can be submitted through the following link:

[https://docs.google.com/forms/d/e/1FAIpQLSfXMiMT\\_2pUNFo2q5j6fzACQvkBxCniBX1oNbWoYrpk5bSAMQ/viewform](https://docs.google.com/forms/d/e/1FAIpQLSfXMiMT_2pUNFo2q5j6fzACQvkBxCniBX1oNbWoYrpk5bSAMQ/viewform)

**Jim Glenn:**

- \* **Crow Hill Bible Church** adults are mentoring their youth project to help Seniors. If you need small jobs for Seniors, those recovering from surgery or new mommies (snow shoveling etc.) please call 505 603-5952.
- \* **Leadership Program:** May 29<sup>th</sup> at the Platte Canyon Fire Department from 9am to 2pm.
- \* **Director vacancies:** We currently have 2 openings. We will nominate directors at our March meeting. Your deed must state Burland Ranchettes subdivision. Also, you have to a member of Burland HOA for at least 30 days.

**Firewise Updates:**

- \* Always in need of volunteers
- \* Meetings every 2<sup>nd</sup> Wednesday at the Library starting at 6pm
- \* 3 properties still in need of chipping from last year-pending availability of PCFD
- \* Survey is on website for possible future mitigation projects under Firewise. You must be a member of the Burland HOA to be eligible. Our website is [burlandhomeowners.org](http://burlandhomeowners.org)
- \* Plan is 1 monthly mitigation dependent on weather conditions and volunteer availability.
- \* Mark Evert to be Coordinator for Slash projects
- \* Out of pocket expenses for mitigation can be reimbursed \$75 per year.
- \* Address markers are only \$10. You may request in person or email and website.
- \* Shelby Edwards advised the month of May is Bailey wildfire preparedness month
- \* Burn permits required by Park County are \$10 per year. Go to Park County website or the Platte Canyon Fire Department for more information

**FAB: Fire Adapted Bailey**

- \* applied for Colorado State Forest Grant for mitigation at Bailey Mtn & South Ridge Rd areas
- \* John Van Dorn has several evacuation workshops on April 11<sup>th</sup>, May 2<sup>nd</sup> and May 16<sup>th</sup>.

**Helpful tips:**

- \* mice: spread ash around foundation
- \* mice: they don't like peppermint and they have peppermint pellets that you spread around

**Jim Glenn:** Rental ideas to Carrie for renters and Airbnb.

**June Vincze:** her husband Steve Vincze is running for County Commissioner. He recently retired from Jeffco Sheriff's department after 33 years. Experience in fire evacuation. Passed out flyers.

**Jim Glenn:** The Flume has more information on all candidates.

**Tim Peterson:** Neighborhood caucus on March 7th. We have 2 primaries this year. One for President and another in June for local candidates (commissioners).

**Carrie Marsh:** Go to Park County website [parkco.us](http://parkco.us) for more information

**Treasurers Report:** Jack Roberts read treasures report and it was approved by board

**Old Business:** **Carrie Marsh:** If any ideas on what to include on how to survive in the mountains please contact Carrie Marsh (303)838-7802 or email [carriemarsh@carriem.com](mailto:carriemarsh@carriem.com)

**Unfinished Business:**

**Meeting Adjourned: @ 10:13 a.m.**

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Jim Glenn, President

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Debe Whitford, Secretary

**BURLAND HOMEOWNERS ASSOCIATION, INC.**

**GENERAL MEETING AGENDA**

February 08, 2020

- I. **Call to Order**
- II. **Review and Approval of Prior Meeting Minutes**
- III. **Welcome to Guests**
- IV. **Guest speaker Shelby Edwards Platte Canyon Fire Department**
- V. **President's Report Jim Glenn**
- VI. **Jim Glenn:** 60-day comment period for Broadband
- VII. **Jim Glenn:** -  
Link: [https://docs.google.com/forms/d/e/1FAIpQLSfXMiMT\\_2pUNFo2q5j6fzACQvkBxCniBX1oNbWoYrpk5bSAMQ/viewform](https://docs.google.com/forms/d/e/1FAIpQLSfXMiMT_2pUNFo2q5j6fzACQvkBxCniBX1oNbWoYrpk5bSAMQ/viewform) and All welcome to attend the Colorado Broadband Deployment Board decision meeting to be determined (could be close to April 2nd)
- VIII. **Carrie Marsh and Jack Roberts:** *1300 Letters mailed*
- IX. **Jim Glenn:** Lauren Addison contacts: [addison.lauren01@gmail.com](mailto:addison.lauren01@gmail.com) or 505-603-5952 hm if you know seniors in need.
- X. **Jim Glenn:** May 29th, 2020 Nonprofit leadership training at the Delwood Fire Station, 9am - 2pm. Cost \$80 per organization. Board & community members can attend. Sign-up sheet!
- XI. **Jim Glenn:** Director vacancy
- XII. **Jack Roberts:** Firewise updates/FAB/CWPP
- XIII. **Jack Roberts:** Treasurers report
- XIV. **Old Business:** Carrie Marsh Project How to survive in the Mountains
- XV. **New Business**

**Burland Homeowners Association, Inc.**  
**Executive Minutes**  
**February 08<sup>th</sup>, 2020**

**Board Members**

Jim Glenn  
Pat White  
Jack Roberts  
Sue Glenn  
Debe Whitford  
Carrie Marsh

The meeting was called to order at 10:30 a.m. and it was determined there was a quorum;

The minutes of the January 11<sup>th</sup>, 2020 were approved as read.

**Pat White**: will not be available for March 14<sup>th</sup> meeting.

**Jack Roberts**: with the most recent email blast he received a lot of email kickbacks. Not sure why.

**Jim Glenn**: Jim will contact John Deagan, planning department, to find out what Park County approved to be grandfathered regarding foundation for Bill Bailey's property. The corner of his property is also on the neighbor's property. The first complaint letter from Burland HOA was sent in 2018 where his son, Ryan, was taking care of property. There was cleanup at the property and the board had Jim send a follow-up "Thank you" letter to Bill Bailey. Ryan no longer has interest in the property and his father, Bill Bailey would like this to be his possible vacation home. He has permits for septic. He will try and come to Bailey next month to meet with architects and builders.

**Pat White**: if grandfathered no need for variance.

**Debe Whitford**: Ken and Margaret Barrios put home up for sale. Soon we will need to think about whom to hire for care taker of Weakland Fawk Park.

**Jack Roberts**: We still need to have Ken and Margaret Berrios's slash chipped. We may have to get another company due to time limits from PCFD. We also still have Charlotte Wytias' and the Shure's slash to be done.

**Carrie Marsh**: PCFD rates have gone up as well.

**Jack Roberts**: Private businesses threatened to sue to low pricing that is why the increase.

**Jim Glenn**: Spoke with John Deagan regarding possible donation of house?? Who's house? We would need to get a conditional use permit. County has no restrictions but we would also need approval from neighbors.

**Pat White:** We forwarded Jarrod Puseman's letter to his mother to see what a wonderful young man he has become.

**Debe Whitford:** We have gotten thank you letters from all donations except the Sherriff department. There was a delay in their check due to I sent to the physical address instead of mailing address.

**Pat White:** Mitigation question. When a property is going to be mitigated and trees taken down. Is there a consideration for birds that may be nesting?

**Jack Roberts:** If possible, yes, but our window for mitigation is fairly short.

**Jim Glenn:** Motion to pay \$80 for Leadership fee. Board approved.

**Jim Glenn:** Possible directors: Tim Peterson, Gene Marsh, Mike Fisher and Beth Fisher.

**Debe Whitford:** We have 8 district directors plus 4 officers, President, Vice President, Treasurer and Secretary. That is a total of 12 positions. No need to update bylaws. If need be those of us that have 2 positions are willing to hand over for new directors.

Jim Glenn: Light at Catamount may have been compromised. It could be the switch or may need a new device.

Jim Glenn: Asked for speaker ideas for 2020. Board suggested these:

- 1) Dawson Swanson: Parks and Wildlife (formerly Division of Wildlife)
- 2) Shirley Septic
- 3) Sheriff Tom McGraw
- 4) Joe Burgett Platte Canyon Fire Chief
- 5) John Obrecht
- 6) New Commissioner when elected in November
- 7) Well Person: possibly James Drilling
- 8) Wayne and Peg from Living Water
- 9) Boys & Girls Club
- 10) Monica Jones: Assessor
- 11) 4-H club
- 12) I love You Guys Foundation/Emily Keys Foundation
- 13) Intermountain Humane Society

**Debe Whitford:** Scholarship time soon.

**Treasurers Report:** Approved as read.

**Unfinished Business: Jack Roberts**

**New Business:**

**Meeting Adjourned: @ 12:30 p.m.**

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Jim Glenn  
President

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Debe Whitford  
Secretary

**BURLAND HOMEOWNERS ASSOCIATION, INC.**

**EXECUTIVE MEETING AGENDA**

**February 08th, 2020**

- I. Call to Order
- II. Review and Approval of Prior Meeting Minutes
- III. **Jim Glenn**: Mr. George William Bailey, 22 High View Lane
- IV. **Debe Whitford**: Ken Barrios updates
- V. **Pat White**: Park County updates
- VI. **Treasurer's Report** – Jack Roberts
- VII. **Unfinished Business:**
- VIII. **New Business:**

BURLAND HOMEOWNERS ASSOCIATION, INC.  
PO BOX 372 Bailey CO, 80421  
Email: [BurlandHOA@yahoo.com](mailto:BurlandHOA@yahoo.com)  
[www.burlandhomeowners.org](http://www.burlandhomeowners.org)  
Facebook: Burland Homeowners Association

July 30, 2018

Mr. George William Bailey, Jr.  
1667 Bailey's Retreat Rd.  
Charlottesville, VA 22901-6347

Re: Alleged Covenant Violation  
22 High View Lane  
Bailey, Colorado 80421

Dear Mr. Bailey:

As you may be aware, protective covenants and Land Use Regulations (LUR's) govern the use of property in Burland Ranchettes. The Burland Ranchettes covenants are recorded in the public records of Park County, a copy of which you probably received before you closed on your house. These covenants are designed to protect property owners from objectionable activities and to insure a pleasant place to live for all residents of Burland. The Burland Homeowners Association, Inc. is a nonprofit organization formed by the original developers of Burland Ranchettes. One of the primary duties of HOA is to enforce these covenants to insure that all property owners abide by the covenants and LUR's to the benefit of all property owners.

The HOA has received information that your property constitutes a violation of the following covenants: No business or activity of a noxious nature may be conducted upon any lot in this Subdivision, nor shall any activity be permitted which may be or may become a nuisance or annoyance to the neighborhood.

The nature of the reported violation is trash all over the property which is an eyesore to the neighborhood and possibly affecting property values.

In the regular course of its business, the HOA will consider whether your property constitutes a violation, and if so, what action to take. The meeting is held monthly on the 2<sup>nd</sup> Saturday of the month at 9:00 a.m. at the Shepherd of the Rockies Lutheran Church, 106 Rosalie Road. As a property owner, you are invited to attend the meeting and present your views to the Board prior to its decision. If you do not wish to contest the reported violation, please submit a written plan to correct the violation within 2 weeks to [burlandhoa@yahoo.com](mailto:burlandhoa@yahoo.com). If this is not possible, we would appreciate hearing from you to explain your special circumstance. If you, as a homeowner is disabled or needs assistance, please contact us at [burlandhoa@yahoo.com](mailto:burlandhoa@yahoo.com).

Sincerely,

Jim Glenn  
HOA President