

Burland Homeowners Association, Inc.

April 14, 2018

Board Members

Jim Glenn
Jack Roberts
David Sitko
Pat White
Debe Whitford
Mary Ellen Sawyer
Roger Sawyer

Members

Jean Wagner
Shawna Roberts
Charlotte Wytias
Carrie Marsh
Matt Ewton

Members

Keith Doubleday
Patty Lucy
Dan Lucy
Jim Moore
Len Strozinski

Non-Members

Mike Brazelle
Nancy Stone
Andrea Fisher
Curt Robinson
June Vincze
Jack Sperry
Kim Sperry

Guests

Jordan Keaton, James Drilling
John Gleason, PCFD
Joe Burgett, PCFD
Kevin, PCFD
Lori Cuno, Mountain Peace Shelter
John Tighe, Candidate for PC Sheriff
Gary Rhoads, Candidate for PC Sheriff

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

The minutes of the March 10, 2018 meeting were approved as read.

Guests were welcomed and introductions made.

Sperry Property – Second Residence - Kim Sperry spoke on behalf of her parents concerning their proposed plans for a second residence by building living quarters above a garage (yet to be built). They have spoken with Park County Planning and the County has apparently given their approval with a conditional use permit providing the HOA gives written approval. However, a second residence as such, breaks with the Covenants wherein it is stated that only one single family residence on a single lot is permitted. There was long discussion concerning what constitutes a second residence i.e., installation of a kitchen, etc., and the Sperry's were advised that the Board would take this under consideration at the Executive Session and let them know.

Lori Cuno, Mountain Peace Works – Lori presented and began with a thank you for our many years of donations and support of their ongoing mission to speak out against domestic violence. In 2017, they provided 2100 nights of shelter for 82 adults and 37 children, and 34 pets. They receive crisis calls 24/7, speaking with a trained volunteer advocate, providing confidential services, safety planning, and helping with referrals to other community resources. They provide training for volunteers in various capacities, prevention, educating and improving lives; reaching out to youth for healthy relationships with support groups over a 27 mile radius.

Jack elaborated on things you can and should do at your home to deter fire, and in addition, stressed the importance of the green, retro-reflective address markers that we make and sell for only \$10, signing up for the code red alert, and helping the elderly and neighbors to mitigate properties. The Firewise Team will be mitigating their first project on April 28th and 29th to be shown as an example as "before" and "after."

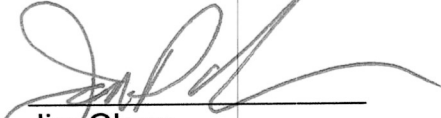
Jack also thanked Keith Doubleday for researching and applying for a State Grant for which the HOA Firewise Team received a \$500 for our Firewise community awareness. Jack expressed our appreciation for Keith's efforts and encouraged others to be aware of other Grants that may possibly be available to us for Firewise.

Website – Jim Moore gave a preview of the new website that is under construction via WIX. He had some screen shots available at the meeting for our review (there is no internet available in our meeting room) and it received positive reviews. The new site will retain the same name, www.burlandhomeowners.org, but will incorporate many more options and information, including a "shopping cart" (dues, address markers, etc.), plus a separate all-important Firewise page.

Treasurer's Report

The report was approved as read.

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



Jim Glenn
President



Mary Ellen Sawyer
Secretary
DEBE WHITFORD FOR MARY ELLEN

Burland Homeowners Association, Inc. Meeting
April 14, 2018

ACTION ITEMS

1 – Jim/Pat – Scholarship application review and interviews. (Mary Ellen should have a copy of the winner's application for correspondence and future payment by the Treasurer.)

2 – Jim/Jack – Camera project ongoing at the Park.

3 – Jim – Contact Travis Keenan regarding Sperry proposed second residence; Park County, etc.

4 – Pat – Lo Meadow construction building permit, etc.; check out with County.

5 – Roger/Jack – Treasurer's position transition.

6 – Jack/David – Mitigation project April 28/29

BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA

April 14, 2018

- I. *Call To Order*
- II. *Review and Approval of Prior Meeting Minutes*
- III. *Welcome to Guests*
 - a. *Lori Cuno – Mountain Peace Shelter*
 - b. *Jordan Keaton, James Drilling*
 - c. *John Tighe, Candidate for Park County Sheriff*
 - d. *Gary Rhoads, Candidate for Park County Sheriff*
 - e. *Mr. Sperry – Proposed Second Residence*
- IV. *President's Report*
 - a. *Park Cameras*
 - b. *Scholarship Update*
 - c. *Broadband Update*
 - d. *Park County Activities*
- V. *Jack and Dave – Any Firewise News – Upcoming Mitigation Project*
- VI. *Treasurer's Report*
- VII. *Old Business*
 - a. *Website*
- VIII. *New Business*

Burland Homeowners Association, Inc. Meeting

APRIL 14, 2018

EXECUTIVE SESSION

Board Members

Jim Glenn
Jack Roberts
David Sitko
Debe Whitford

Mary Ellen Sawyer
Roger Sawyer
Pat White

The meeting was called to order 12:00 Noon. and it was determined there was a quorum.

Minutes of the March 10, 2018 meeting were approved as read.

Treasurer's Report

The report was approved as read.

Sperry Second Residence

The proposed second residence was discussed as information was presented by Kim Sperry at the general meeting. It was expressed and agreed by all that we are empathetic to this situation where they are attempting to provide an arrangement for "aging in place" for the elder parents. Jim expressed his view that if the proposed building of the garage were attached, that would reduce his concerns. Jim asked for a motion concerning the disapproval of any conditional permit on the basis of the current plans for the 2nd residence at 141 Bluebird Lane with a detached garage with an apartment above. Pat motioned; Jack seconded the motion and the motion carried.

Jim will draft a letter to Mr. Sperry and explain that if he changes the permit application to an attached addition, the HOA will review the plans as that would not violate the Covenants. If and when the plans are available, we will meet with the Sperry's and review for possible approval. We will send a copy of the letter to John Deagan, County Planning Commission.

Following a long discussion, and considering all aspects of this proposal, Jim motioned; Jack seconded and the motion carried for Jim to contact Travis Keenan (our attorney) and let him know where we are at this point and what we are considering.

Following is what has taken place to date:

- 1) We received notice from the County of the Sperry's proposal (Conditional Use Permit, etc.) to which we responded stating that we sent a first (soft) letter to the Sperry's advising them of the alleged violation of the Covenants, attaching a copy of the letter;
- 2) Jim attended a County Planning meeting wherein he learned that the County would approve a "conditional use" of the Sperry's plan to build a separate garage with living quarters above providing the HOA signed off with an approval. Jim specifically asked Lee Phillips, the County attorney if there was a Land Use Regulation concerning second residences on a single lot, and he responded that that's what they were there for today.

- 3) Kim Sperry, the Sperry's daughter, attended the HOA meeting today to explain their situation and the County's response.
- 4) We are sending a letter to the Sperry's explaining our disapproval of the current plans, but will gladly review an alternate plan of an attached structure and showing a good faith effort, have a special meeting with them to review these plans.

New Business

32 Lo Meadow Construction

Jack said that there is construction going on, at 32 Lo Meadow, a garage with an A-Frame that may be the same type of thing as Sperry residence concern (second residence), and Pat said she will research that regarding building permit, etc., and report back.

Replacements for the Secretary and Treasurer positions were discussed and after consideration, Jack Roberts agreed to accept our nomination and confirmation of the Treasurer's position. Jack and Roger will be working together for this transition.

Pat motioned that Jack should be compensated an amount of \$1,000 per month; Debe seconded, and the motioned carried.

Jim said he had talked with Pat, Debbie Kappel (who had resigned earlier because she "had too much on her plate"), and Butch Kappel for taking the Secretary position and Debbie and Butch will get back to him. Also, Debe Whitford is hopefully, a possible consideration. Mary Ellen provided an outline of the duties of the Secretary position for information and the Board's planning. There will be a vote at the next meeting. (Mary Ellen's and Roger's resignation is effective May 1st, working with replacements until June 1st; however, they have agreed this time may be extended as needed for an effective and thorough transition.)

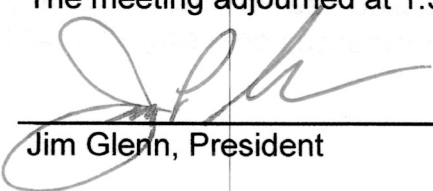
Firewise

Jack outlined some Firewise expenses which would probably be less than \$500 and they were approved to come out of the normal HOA treasury. Also, Pat motioned; Debe seconded, and the motion carried for approval to purchase 3 spaces at Bailey Days for a cost of \$160.

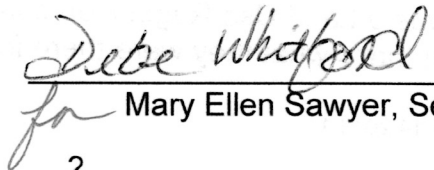
It was decided that there will be a separate bank account set up for Firewise to deposit such things as the Grant money recently received (\$500) and possibly future Firewise income, to be determined.

Jack spoke about the first Firewise mitigation project which will be a Barbara Returns' home on Saturday and Sunday (April 28/29). Barbara will provide snacks/lunch as needed. There was discussion on minors working or being in the area during the mitigation and after consideration of our liability, etc., it was decided that the age of 18+ would apply i.e., no one in the mitigation area under the age of 18.

The meeting adjourned at 1:30 p.m.



Jim Glenn, President



for Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA

EXECUTIVE SESSION

April 14, 2018

- I. Call To Order
- ✓ II. Review and Approval of Prior Meeting Minutes ✓
- ✓ III. Any discussion regarding Sperry Second Residence ✓
- IV. Replacements for Secretary/Treasurer Positions
- V. Treasurer's Report
- VI. Old Business
- VII. New Business

*Jim will
draft letter
to Sperry's -
attach - uk*

Jack's Fid app