

Burland Homeowners' Association, Inc. Meeting

December 13, 2008

PRESENT:

Cameron Wright
Linda DeHoff
Jack Roberts
Roger Sawyer
Dutch Muetz

Dave DeHoff
Pat White
Mary Ellen Sawyer
Lori Hodges

The meeting was called to order at 10:15 a.m. It was determined that there was a quorum.

Minutes of the November meeting were approved as read.

Lori Hodges, Director of Emergency Management for Park County presented an overview of the mission of her office which is to develop a program to prepare for, respond to, and recover large-scale emergencies in Park County, and to educate the public about emergency response and mitigation strategies in order to save lives and property. Lori explained that she is a one-person department who tries to prepare citizens of this County to be prepared and create a plan within our respective neighborhoods with stocking food/water and be aware for example, of any neighbors with personal/health problems such as being on oxygen or who may have special needs. She explained the need to plan for our pets in the event of an evacuation, long term needs for medicine, food, water, power, etc., and that we should have an evacuation plan. Lori also talked about not only the possibility, but the probability of pandemic flu where we may be advised to stay in our homes for a period of three months, and that we must be planning for such an event. She also spoke of not only preparing our homes for emergencies, but also planning for our pets and vehicles

Lori said that there is a flyer which we should all receive in January covering emergency preparedness, which also will include a sign to be placed in our windows in such an event, which has three check marks i.e., that utilities have been turned off, pets are out, and doors locked. She further stated that emergency workers will not attempt or take the risk of providing assistance to people who have been told to evacuate, and do not.

Lori talked about registering for the reverse 911 system since it seems that not all people were called during a recent wildfire emergency. She said they are unable to test the system as it would be too costly with 13,000 calls to make, but to let her know of anyone who did not receive the call and she would have it corrected. She also said that Ham radio operators provide a back up for the County.

President's Report

Hand Railing

Hand railing for the foot bridge on Mt. Bailey was discussed. Cameron is working on the fabrication and best means of installation. This will be done as weather permits.

Land Next to Park

Cameron reported that Sarah McDonald of Colorado Open Lands (COL) stated that HOA's are not eligible to receive open lands, but we still may purchase the land at a reasonable price, just not from Colorado Open Lands. Sarah McDonald is to attend our January meeting to outline purchase requirements. Cameron stated that it can be financed, and although there is to be no residential type structure on the land, there could be a recreational, or club house type of structure. The owner of the land is expected to make a decision in February as to asking price and any other provisions of purchase.

Christmas Lighting

Linda reported that she is working on this and will give the information to Mary Ellen as soon as she has made the rounds. An email had been sent to all BHA members asking them to let us know of anyone in their areas with Christmas lights that they thought were noteworthy; however, we received only one response regarding that request.

Covenants

Mary Ellen sent an email to Bill on December 1 asking if there had been any response from the County regarding Eastridge's trial which was to have taken place on October 6th. Bill responded that "the Eastridge case did go to trial and the court ordered him to clean up the property. The property was later re-inspected and found to be in compliance. The inspection case and the court case therefore, are now closed. It is one of the three zoning violation cases that have been taken all the way to trial." We will drive by the Eastridge property and see what it looks like as when the Zimmerman property was determined to be in compliance, it was our opinion that it was not. (We since filed another complaint with the County.)

Legal

Bill did not attend the meeting.

There was discussion on the Hayes property and Mary Ellen read an email from Bill which stated that "I spoke with Herb Burton (County Code Enforcement Inspector) who believes it may turn out to be a County abatement case. In other words, the County might have to go in and clean up the property itself and lien the property for recovery of those costs. However, the County has no money for abatement. In the event this case cannot be resolved without abatement, I would suggest the HOA board consider whether it wants to put up seed money for an abatement fund to be administered by the County. I would have to work with Lee Phillips to see if a dedicated fund for Burland could be established out of such a donation."

It was the consensus of opinion that such a donation to the County may or may not be considered pending the outcome of the Hayes complaint with the County.

Roger stated that we had received an invoice from Bill covering the years 2007 and 2008 and this was also discussed.

Park and Trail

Jack had nothing to report. Linda reported that she had planted the wildflower seeds on the mountain.

Burlander

Mary Ellen reported that the Burlander will be published in January. She has obtained three advertisers to date.

Treasurer's Report

The treasurer's report was approved as read.

Roger suggested we consider another Certificate of Deposit. It was motioned and seconded that we will invest another \$20,000 in a CD as soon as Roger is able to shop around for the best rates. He will communicate that information to the Board for the final go ahead and Mary Ellen will prepare a Board Resolution for signature.

New Business

Cameron stated that he hoped we can pursue the Firewise Community project in the new year.

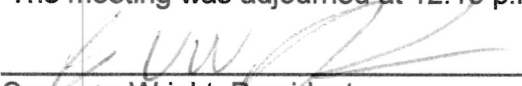
Jack proposed that we make a donation to the Burland family whose home recently burned. There has been information on Pinecam regarding this. Mary Ellen said they had offered some furniture and clothing to this family; however, were told their needs had been met in that regard. It was moved and seconded that we would donate \$200 to the family for their Christmas dinner or however they might use the money. Mary Ellen will call the person who is coordinating this effort and arrange for the donation.

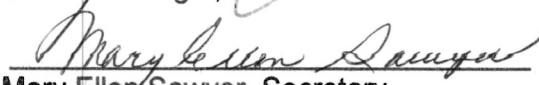
There was discussion regarding our establishing a separate account for donations in possible disaster situations; however, it was the consensus of opinion that that was not necessary at this time. We will consider all on a case by case basis.

Old Business

Cameron said that Sarah McDonald from Colorado Open Lands will attend our next meeting to talk about the potential conservation easement of property adjacent to the Park. As Cameron explained, this is a very complicated process and any consideration will depend on what the owner's proposal is. Cameron said that our cost could be in the range of \$40,000. Although, the Colorado Open Lands letter (dated October 9th) prohibits building on the land, Bill said he believed there would be the possibility of recreational type building and the land conservancies are sometimes very flexible.

The meeting was adjourned at 12:15 p.m.


Cameron Wright, President


Mary Ellen Sawyer, Secretary

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AGENDA FOR DECEMBER 13 2008

OPEN MEETING WITH 5 ACTIVE MEMBERS/DIRECTORS
AND OFFICERS.

GUESTS,

PRESIDENTS REPORT. CAMERON WRIGHT
Colorado open lands new report .Christmas lights contest. Bid for
railing. Eastridge property?
LEGAL, BILL HUDGINS

VICE PRESIDENTS REPORT. DAVE DeHOFF
Hays Property,Latest from the County..
PARK AND TRAIL, JACK ROBERTS

WEB PAGE, Any Ideas?

THE BURLANDER, MARY ELLEN SAWYER

TREASURES REPORT, ROGER SAWYER

NEW BUSINESS

Let's consider a way of looking into the FireWise community in
the New Year

CLOSE OF MEETING Have a Merry Christmas!