

Burland Homeowners' Association, Inc. Meeting

February 12, 2011

PRESENT:

Board Members:

Mark Ruckman
Roger Sawyer
Mary Ellen Sawyer
Carrie Maul

Diane Glover
Pat White
Melissa Hurich

Members

Wilson Judd
Shirley Franklin
Bob Walker

Non-Members

Lonnie Paty
Diana Paty

Guests

Ron Lalone, DCVR
Bill Fox, DCVR

The meeting was called to order at 10:00 a.m. It was determined there was a quorum.

Minutes of the January 8, 2011 meeting were approved as read.

President's Report

Mark introduced Ron Lalone from Deer Creek Valley Ranchos who gave a presentation on the process of that subdivision becoming a "Firewise Community" which evolved over a number of years. After the Hayman fire, terms such as "ladder fuels" and fire mitigation became familiar terms. They began with the help of the Coalition of the Upper South Platte (CUSP), chipping slash, giving CUSP a sizeable donation of \$600. It was a slow process as many homeowners simply want to leave their property "as it is." In June, 2005, there was a conference in Denver to which many of the HOA's were invited where there was a lot of information provided, and how to convince the majority of property owners of the importance of fire mitigation.

With the help of Bill Fox who spent 30 years with the U.S. Forest Service, DCVR decided to make this program a primary focus. They contacted John Pawlik at Platte Canyon fire and he said that even beginning with 5 or 6% of property owners participating, they should go for it. They broadcast it in their quarterly newsletter, joined Firewise Community, USA and engaged the help and expertise of the Platte Canyon Fire Department. The Colorado State Forest Service also receives grant money and that is a possibility in the way of monetary assistance for HOA's. Ron and Bill suggested if we decide to proceed with becoming a Firewise Community, that we form a committee and have a leader to head this up that is strongly motivated. Ron mentioned that this program has increased their HOA participation, and in addition, Bill mentioned that fire mitigation, and becoming a Firewise Community potentially could affect homeowners' insurance rates.

Mark explained that we currently have a slash program in place where our HOA will pay up to \$5,000 for assisting our community with this fire mitigation.

Mark thanked these gentlemen for attending and for their time in providing this information.

The minutes were approved as read.

President's Report

Meeting Time - Mark suggested that we change our meeting time to begin at 9:00 a.m., rather than 10:00. There was discussion and it was the consensus of opinion that we should do this. Mark asked for a motion; it was moved, seconded and approved. Mary Ellen will change the web site, our future covenant violation letter(s), and ask the Flume to make the change in the "Mark your Calendar" column.

Scholarships - Mark stated it was time to start preparing for the Scholarship Project and make some decisions regarding whether to give scholarships, how many, how much, if we wanted to establish a GPA requirement for applicants, and/or requirements for winners. After discussion, it was decided that we would award two (2) scholarships for \$5,000 each (same dollar amount as last year); that there would be no GPA requirement for simply applying; and no established GPA requirement for winners (to retain the scholarship); however, the condition would apply that in order to retain a scholarship, winners must not be placed on academic probation.

Mary Ellen will contact Platte Canyon High School, and put a notice in the Flume as well. The Flume article is a means of communicating to home schoolers also.)

The Treasurer's Report

The Treasurer's Report was approved as read.

Sign Status

Pat said she is still waiting to hear from Dick Hodges. Diane said she had learned from Sharon Puryear (County Planning Assistant) that the sign permits have now doubled in cost than when she had spoken with her last fall, and it is now \$1,000 for each permit. Mark stated that we have several ongoing issues with the County i.e., LUR violations, the cell tower fence costs, etc., and we will keep the communication going and see if there might be a trade-off on how this plays out.

\$1,050.00
Corrected

Swing Set Status

Melissa reported that the swings are in at the Park and everything looks good. She explained that as the material under the swings compact, the swing heights may have to be adjusted which the installer has offered to do. Roger mailed the final payment accordingly.

Tower Fence

Mark stated that along with some guidance from Bill (attorney), the letter with Agreement and specifications for the fence had been mailed to all tower tenants, and the County. We expect that this will take some time for their respective review, and response.

Covenant Violations

718 Quakie Way - Property owner missed the agreed upon clean up date (end January); however has stated the cleanup is in progress and agreed to have this corrected by February 18th.

847 Quakie - Owner's friend/relative claims the owner has health issues; disagrees with the HOA's stance regarding covenants; and said she would give us a plan when she decided to do so. We planned to send our normal 2nd letter today, February 12th; however, yesterday, the HOA received an email from an attorney asking us to defend our covenants and our status re the CCIOA (Colorado Common Interest Ownership Act). We now will be filing an LUR with the County regarding this property, and responding to the attorney that any future communications regarding Wade's junk should be sent to the County.

325 Yellow Pine – Sent first letter to which property owner responded, although response implied that the violation complaint was unclear, and stated he would work on cleaning up. We responded with a 2nd letter, re-stating the violation, listing specifics as to what needed to be done, including the removal of any vehicles not bearing current licenses, and further asked him for a specific timeline for correcting the violation.

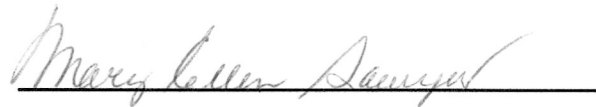
New Business

New covenant violation complaint received regarding property on Sleepy Hollow, where the “volley ball court” is located. The complaint was an abandoned vehicle there for over a year, junk, including an old appliance around the property. The complainant was asked to submit the covenant violation form (on the web site), including the address of the property, and submit that with pictures so that we can proceed.

The meeting adjourned at 11:30 a.m.



Mark Ruckman, President



Mary Ellen Sawyer, Secretary

Burland HOA Board of Directors Agenda for Feb 2011

9am-10am

*Cathy Mastriani or
Mary Sasser* 3/503-6128
\$500.

Visitors (10 min) - Bailey Boys & Girls Club

Approval of minutes from the prior meeting

President Report - Mark Ruckman - Roger Sawyer acting

- No new items

Treasure Report - Roger Sawyer

*Boys & Girls Club
Memo - Bailey
Club.*

Sign status - Diane Glover (Pat White to update on her conversation with BOCC member)

PO 9 2167

Covenant Violations

- 718 Quakie Way - Violation closed, owner cleaned up
- 325 Yellow Pine - Trading letters with the owner, he has stated he is willing to clean up and we are working on a solution..
- 847 Quakie Way - Case turned over to Park County as an LUR compliant after the owner was combative and engaged outside counsel.

*Jain
80440*

New Business

~ Picnic - Suggest July 9th

Close Meeting

350-400 for 2011 - Mark

Cathy Mastriani

303-503-6128

How much are they requesting from the HOA?

unattended budgeted

\$5000 short

Boys & Girls Club

M

How much have they raised to date?

15K - need 20/10 in

~~Mary~~

Mary Sasser

What is their deadline for raising the \$20K?

Feb /
asked left

If they are unable to raise the full \$20K, what will happen with the donations?

stay in Shirley

- summer program -

What is the high level plan to be self funding or is the plan to seek donations yearly?

()
B & B. -

fair -

grant -

3 mo. ←

9:00 Shepherd
of the

From: Mark Ruckman <mark@blueruck.com>
To: rlmesawyer <rlmesawyer@aol.com>
Subject: Re: Boys and Girls Club
Date: Mon, Feb 28, 2011 6:49 pm

A coupe of questions they should answer before we put them before the board. I have dealt with Mary before, nice lady with great intentions but very little business smarts. I know Cathy's name but I haven't dealt with her before.

**How much are they requesting from the HOA?
How much have they raised to date?
What is their deadline for raising the \$20K?
If they are unable to raise the full \$20K, what will happen with the donations?
What is the high level plan to be self funding or is the plan to seek donations yearly?**

Mark Ruckman
(303) 838-6227

mruckman@sandapartners.com

From: Mary Ellen & Roger Sawyer <rlmesawyer@aol.com>
Date: Mon, 28 Feb 2011 19:00:59 -0500
To: Mark Ruckman <mark@blueruck.com>
Subject: Boys and Girls Club

Just spoke with Cathy Mastriani. She is Director of the Peace Shelter, and on the board of the Boys and Girls Club. They are trying to raise \$20K to receive a matching grant in the amount of \$10K to get this re-opened. We supported them when they were the Bailey Drop in Center which was started after the PCHS shooting. Cathy or Mary Sasser (also on their board) would like to come to our March meeting to speak about this. I told her I would speak with you and let her know.

thx, ME

303-503-6128

From: Mark Ruckman <mark@blueruck.com>
To: rlmesawyer <rlmesawyer@aol.com>
Subject: Re: March Agenda
Date: Mon, Mar 7, 2011 6:05 pm

Mark Ruckman
(303) 838-6227

mruckman@sandapartners.com

From: Mary Ellen & Roger Sawyer <rlmesawyer@aol.com>
Date: Mon, 07 Mar 2011 19:45:33 -0500
To: Mark Ruckman <mark@blueruck.com>
Subject: Re: March Agenda

Been thinking about you. I will call Cathy Mastriani and invite her to the meeting. What is your vote on that, or do you want to wait until April? I would vote to give them \$350 or \$400 for 2011. We should decide on a date for the picnic so I can put that in the Burlander...I had drafted June 11, but our July (9th) meeting would work much better for me; although, I could make it work. Put the date that works best for you. I won't be flying to Asia this year. :) I had sent you a couple more pics on Zimmerman's from the road...if you get a chance, you might let me know. I'm good with all of the Zimmerman pic's, send the letter and please change the date to give him at least 2 weeks to respond. Rog gets back Wednesday night, and we're leaving Sunday (Arizona) until the 25th.

Hope all is well, and anxious to see this baby!

Thx, ME

-----Original Message-----

From: Mark Ruckman <mark@blueruck.com>
To: Mary Ellen & Roger Sawyer <rlmesawyer@aol.com>
Sent: Mon, Mar 7, 2011 4:15 pm
Subject: March Agenda

I'm not planning to be there Saturday, we might or might not be home. Can Roger cover?

Please review the attached. I will send baby pic's with the agenda to the board.

Mark Ruckman
(303) 838-6227