

## **Burland Homeowners' Association, Inc. Meeting**

**April 14, 2007**

### **PRESENT:**

Cameron Wright  
Dave DeHoff  
Roger Sawyer  
Jack Roberts  
Dick Scofield  
Melba Dykema

Bill Hudgins, Attorney  
Shirley Franklin  
Mary Ellen Sawyer  
Pat White  
Jean Wagner

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

Minutes of the March meeting were approved as read.

### **Reports of Officers**

#### **President's Report**

Cameron reported that Nextel has asked to lower their rental amount, which is presently \$1475 per month. They have two years remaining on their current contract. Their proposal was to lower the rent to \$972 a month for a period of 5 years. Cameron spoke with Mr. Larson of Nextel and offered Nextel a lower rate of \$1200 per month; however there has been no response. At this time then, Bill stated we should expect no change in their current contract and expect \$1475 per month.

A package was received from the County on Eagles Nest Group Home, which from our understanding, is a family setting group care center for medically fragile and developmentally disabled children. This is apparently a County zoning issue and a referral for our review and consideration. It was mentioned that although many of us had not heard of this group home, it has been there for many years and apparently has never been an issue or problem to the community. Cameron stated he would email the County thanking them for including us in this process and tell them we would appreciate any future such referrals as appropriate.

#### **Covenants and Zoning**

Cameron stated that a property located at 5016 PC Road 72 continues to be a problem. We sent the property owner a letter last November and also spoke with the realtor who has the property listed for sale; however, we will again notify the owner asking him to clean up the property.

We have also been in discussion with a neighbor of a property located at 96 Conifer Drive. He has built a very large building(s) on his property and it's the neighbor's understanding, plans are to build yet another building. As an aside, this neighbor owns a business in Aspen Park and there is also some concern as to whether he may be planning to run a business out of this property. Roger and Cameron will research this

as to the size of the new building on this property and how it's compliance with the Land Use Regulation regarding size limitations.

### Legal

Bill confirmed that the T-Mobile contract cannot be renegotiated. Bill stated that there can be no change from the original document i.e., the first renewal period is 2011 and there can be no change until 2015. We were particularly interested in renegotiating this contract as it was originally written for \$1.00 per month rent.

There was discussion on the need for a fence surrounding the tower. This is something that all lessees might share in the expense of the installation. Cameron stated he would begin by talking with Verizon.

It was mentioned in this same regard, Cingular had contacted us previously about the installation of steps starting at Mr. Bailey Drive to ease their access to the tower. Jack stated that this is on private property and that Ron Christianson was not keen on steps being installed.

### Park Improvement/Grant Committees

There was discussion regarding the installation of a vault toilet at the Park. Jack presented a folder of detailed information of different types, styles, accommodations, etc. for everyone's review. This would apparently be a major undertaking and cost. Jack included two quotes; single at \$10,200 (plus \$2,340 delivery); and \$20,215 for double (\$5,000 delivery). Jack also stated that the toilet should be pumped after 10,000 uses to which Cameron responded that possibly this was overrated for use at the Park. Dick Scofield, Shirley Franklin, Melba Dykema and Jack will review this proposal, and information on the websites of the two proposals and present their thoughts at the next meeting.

### Burlander

Mary Ellen reported she has drafted the Burlander and is awaiting an article on roads and still working on gathering advertisers. It should be going to the printer soon.

### Treasurer's Report

Roger presented the Treasurer's report that was approved.

### Defensible Space and Information on Park Trail

Jack reported that the trail work would begin again in the spring. Mary Ellen has included a trail article in the Burlander, and again asked for volunteers.

### **Unfinished Business**

Dave DeHoff reported he had been in contact the Platte Canyon High School and they are again very pleased with our offer of a scholarship again this year. He has delivered the application forms and asked for their return early in May to allow the Scholarship Committee reasonable time to review and select the student to be awarded the scholarship and make the presentation at the General Assembly later in the month.

Cameron reported that the sign project remains status quo with the owner of the property on the corner of PCR 72 and Old 285, and the County. He will continue to follow-up with them.

Roger read a letter of thanks from Cathy Rheinberger, Director of Educational Services, Platte Canyon School District, in their appreciation for our generous donation of \$500 for the Drop-in Center.

### **New Business**

Cameron asked that we be thinking about direction of funds. Shirley mentioned having a landscape company assess the Park for some redesigning improvements i.e., possibly a retaining wall, etc. Other things at the Park are in need of improvement such as replacement of the children's swings, bringing in more gravel that we weren't able to complete a year ago. Shirley Franklin, Dick Scofield, Jack Roberts, Cameron Wright, Jean Wagner and Roger Sawyer will visit the Park and evaluate the needs. These are things that can possibly be included in our next grant request. Shirley believes the deadline for the grant request is October 31<sup>st</sup>. Shirley also asked that everyone report their volunteer hours at the Park as this is included as part of the grant request.

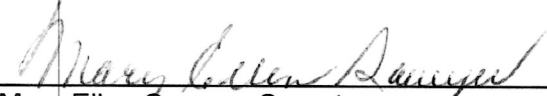
Mary Ellen asked for volunteers to assist in cleaning the Park prior to park reservations. This gets to be a very busy place and we already have five reservations. Shirley asked Mary Ellen to ask those reserving the Park to write us a letter about their experience so that she can include them in the grant request.

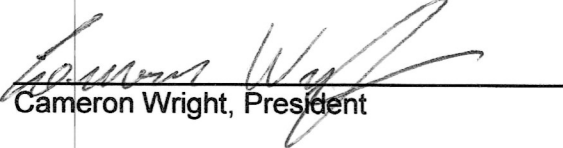
Dave DeHoff stated he had received information that the Fire Department was no longer providing the chipping service as in the past. It was noted that we might contact the Commissioners' office (719-836-4210) to ask about the County having a "slash day" if the chipping service is in fact, no longer provided.

Cameron stated he would like to ask John Pawlik to speak at the next meeting concerning our becoming a firewise community. John made a very informative presentation a couple of years ago and we would like to make Burland homeowners aware of and becoming firewise.

The meeting was adjourned at 12:30 p.m.

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\_\_\_\_\_  
Mary Ellen Sawyer, Secretary

  
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Cameron Wright, President

AGENDA  
REGULAR MEETING OF THE BURLAND  
HOMEOWNER'S ASSOCIATION 4/14/07 Determination  
of Quorum (5 active members)

Minutes of last meeting

Reports of Officers

- a. Presidents Report. Sprint /Nextel offer accepted. Eagle's Nest Group Center.

Reports of Committees

- a. Covenant and Zoning. Problem property at 5071 PC

road 72. Property at Conifer and Burland Drv.

Legal Committee. T Mobile lease stands?

Park Improvement, Vault Toilet - grant?

- b. Burlander

- c. Defensible Space and Information on Park Trails,

- d. Web Page

- f. Treasure's Report

Unfinished Business

- a. Signs still in County process?
- b. Scholarship underway for this year.
- c. Mail boxes.
- d. Direction of funds

*Bid for fence*  
*- no word on 14 days property*  
*Phone West - on City tower*  
*to app - can't access*  
*looking for us?*  
*5014 says*  
*key*  
*refuse*  
*John Dighe - here*  
*roads*  
*Legal -*  
*Bill -*