

**Burland Homeowners Association, Inc. Meeting**

**June 14, 2014**

**Board Members**

Carrie Hurich  
Jim Aitkenhead  
Mary Ellen Sawyer  
Pat White  
Jim Glenn  
Roger Sawyer  
Melissa Hurich

**Members**

Barbara Robinson  
David Sitko  
Alan Kappel  
Dennis Robinson  
Robb Green  
Bob Jeffers  
Allison Collins

**Non-Members**

Mark Wesseldine, PCFD Chief  
Jean Wagner

The meeting was called to order at 9:00 a.m. by President Carrie Hurich who determined there was a quorum.

Minutes of the May 10, 2014 meeting were approved as read.

**President's Report**

Carrie welcomed guest Mark Wesseldine, Chief, Platte Canyon Fire Department.

Mark gave a brief outline of the organization which is made up of both paid and a limited number of volunteers. The Fire Department runs approximately 100 calls a year or 3 to 4 calls per day. This alone does not lend itself to the commitment of many volunteers. They normally have a staff of four on duty at any one time covering Harris Park, Grant and Bailey. Mark mentioned that he intends to speak with the Assessor as taxes are going up while their dollars are down. They provide both basic life support as well as advanced life support. A few years ago, they had a staff of 20 wildfire ("hot shot") personnel and that was changed over time to 0. They are now working to increase that number possibly back to where they were at one time. Mark said they have a fuels crew which is out from April through September which is paid for by the Federal Government. These crews are sometimes out to other states, again paid for by the Federal Government. These fire rigs get about 2 ½ miles per gallon so they are very expensive to operate.

At this time, they have 5 personnel dedicated to fire mitigation. Deer Creek Valley Ranchos is a dedicated Firewise Community and as a result, is eligible to apply for and have received, grant dollars. Mark spoke at length about fire mitigation and how very important that it is. He mentioned that your driveway should have a 12' clearance for trucks, with a 15' width, and your property clearly marked with your address (reflective numbers preferably). He said that the Fire Department will provide mitigation for your property at your request, assisting you in identifying what you can do for the most effective fire defense. Mark described "Firewise Community" as a community dedicated to protect the development against fire. There are State funds available via various grants. Mark mentioned a person in the area, Kathy Loer (sp) who has had success in obtaining grant approvals. The subdivision of Woodside is preparing to become a "Firewise community" just as Deer Creek Valley Ranchos is now. Mark expanded on fire evacuation notices, their "code red" emergency notices (sign up with the County), fire bans, etc. Mark talked further about prescribed burns requiring permit, along with supervision of qualified personnel monitoring them, fire pits, shooting restrictions, non-use of chain saws, etc., during fire bans.

Mark also mentioned they want to provide chipper service to the community, and set timeframes for all subdivisions.

That led to discussion of our chipper benefit which we offer to all members i.e., \$75 paid for by the HOA by using Deadwood LLC. One of the members present said she had contacted Deadwood three different times

with no response; consequently, she called Splintered Forest and they were right on it. We had previous problems with Splintered Forest's response times, or responding at all, and eventually moved on to Deadwood. Carrie asked this particular member to send us a copy of the Splintered Forest invoice and we would reimburse the \$75.

Picnic – Carrie reminded everyone of the Annual Meeting and picnic next month, July 12, 2014. We will provide the barbeque, table service, etc., and everyone is asked to bring a dish to share. The notice of the Annual Meeting required by the By-laws will be sent to all members in the coming weeks, and include an invitation to the picnic.

Old HOA Signs – All old HOA signs should be returned to Jim Aitkenhead.

Spring Trail Work – Carrie asked for volunteers for clean-up of the Mt. Bailey trail. Dennis and Barbara Robinson volunteered to help, and Davis Sitko volunteered to head up the trail work project. In addition, Roger will call Jack Roberts to see if Jack might be available to help in this regard.

New Neighbors Letter – Nothing to report at this time per Pat.

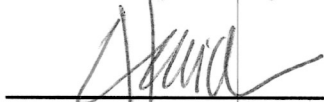
Park Security Lights – Carrie asked if we wanted to pick up where we left off last fall and proceed with some sort of lighting, or drop this project. There was discussion about many recent reports of vandalism at the Park and it was decided that Melissa will take the lead on this project in order to come up with three bids. It was noted to everyone present that all of the vandalism reports we have received have been forwarded to the Sheriff's Office in anticipation of their increased patrols at the Park.

HOA Storage – There was a discussion on whether or not we wanted to construct a storage shed at the Park to house our HOA property. In view of the ongoing Park vandalism, it was the majority of opinion that this would not be a good idea; but rather, it was decided to investigate public storage availability, costs, etc. Roger will look into this and report back. We do need a central location for the HOA properties e.g., grill covers, so these things are easily accessible as needed.

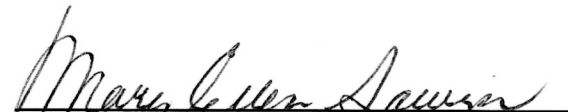
### **Treasurer's Report**

The treasurer's report was approved as read.

The meeting was adjourned at 10:15 a.m.



Carrie Hurich, President

  
Mary Ellen Sawyer, Secretary

# BURLAND HOMEOWNERS ASSOCIATION, INC. MONTHLY MEETING AGENDA

June 14, 2014 9:00am

## MONTHLY MEMBER MEETING (Open to All Burland Residents)

- I. Call To Order
  - II. Review and Approval of Prior Meeting Minutes ✓
  - III. Welcome Guests (10 minutes) ✓
    - a. Fire Department ✓
  - IV. Presidents Report
    - a. Picnic Reminder
    - b. Everyone bring old, heavy signs to Jim A.
    - c. Spring Trail Work – volunteers?
    - d. New Neighbors Letter – Pat any updates?
    - e. Adding lights to additional signs – Jim Glenn completed this work – thanks Jim!
    - f. Security lighting at the park, do we want to resume this?
    - g. Shed for HOA stuff at park? *Yes*
  - I. Treasurers Report
  - II. Close of Burland Residents Meeting
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## Board of Directors Executive Session (Open to Board of Directors)

- I. Review and Approval of Prior Executive Meeting Minutes
- II. Treasures Report ✓
  - a. Investment Update ✓
- III. Covenant Violations Report and Update ✓
  - a. Burland Band on Magpie
  - b. Commercial sign on Kudu & Impala
  - c. Non running vehicles at 321 Aspen Lane
  - d. Double residence at 808 Sleepy Hollow
- IV. AT&T Tower Discussion ✓
- V. New BOD Topics/Issues
  - a. Picnic & Board positions ✓
  - b. Donations – Requests going forward – *Jim*
  - c. Website work
- VI. Officer Work *Ran*

*Jim Glenn  
Dennis & Barb Trucks*

*Bailey  
Dapp  
send bill.*

**Burland Homeowners Association, Inc. Meeting**  
**June 14, 2014**

**EXECUTIVE SESSION**

**Board Members**

*Carrie Hurich  
Jim Aitkenhead  
Mary Ellen Sawyer  
Roger Sawyer  
Pat White  
Jim Glenn  
Melissa Hurich*

*The meeting was called to order at 10:20 a.m.*

**President's Report**

*Minutes of the May 10, 2014 meeting were approved as read with math correction of Treasurer's salary (\$650 to \$500).*

**Treasurer's Report** – *Approved as read.*

**AT&T Cell Tower Lease**

*Roger said he had spoken with MD7, regarding our latest proposal (\$1500 per month; 3% increase per year, and a 10-year guarantee). We are awaiting a response.*

**Covenant Violations**

**Carrie reviewed the recent complaints as follows:**

- 1) 267 Kudu (Carlstrom) – Commercial-like sign posted on property. Letter sent 6.10.2014.*
- 2) 321 Aspen Lane (Norman) – Unlicensed/non-running vehicles; Letter sent 5.21.14; no change as of 6.13.2014; second letter to be sent.*
- 3) 808 Sleepy Hollow (Trent) – Possible two residences on .8 acres; neighbor concerned about well/septic. When County was contacted they said had received a previous complaint and were making a site visit along with sending a letter and would keep us updated.*
- 4) 139 Magpie (Sumner) – Family playing drums at all hours. It was suggested to the complainant (Spence) to contact the Sheriff's Office regarding this noise complaint.*

*It was noted that there is also a property at Quakie and Burland Drive which appears to be a car lot (along with a "mini-mobile" unit recently brought in), and possibly running a business.*

*We will continue to monitor these complaints and act accordingly.*

### **Donations**

*Jim will finalize the application and forward to Mary Ellen. (We are holding a request from Marge Hudak Pool).*

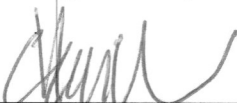
### **Picnic and Officer/Board Positions**

*Carrie noted we will be holding the election at the Annual Meeting on July 12<sup>th</sup> and we all should be thinking about our futures as Officers/Directors, whether or not we would like to continue in our various roles.*

### **Web Site Work**

*We received an email from Rob Rivers, our Web Manager (volunteer) stating that it would be appropriate at this time to upgrade the site to where anyone on the Board (by permission) could update the newsletter, post files, and pictures, etc. Rob also suggested we may want to integrate with some social media accounts, pull in tweets from CDOT, Park County, news channels, weather, etc. and/or any ideas that we may want to include. Input from those present would be to include the Fire Department broadcasts e.g., burn bans, and something on "ways to volunteer" e.g., trail work. It was decided to exclude "news channels". In view of this, all present agreed that we should ask Rob to invoice the HOA for this work. Mary Ellen will coordinate the web site work, billing, etc. with Carrie and Rob.*

*The meeting was adjourned at 11:00 a.m.*



*Carrie Hurich, President*



*Mary Ellen Sawyer, Secretary*