

Burland Homeowners' Association, Inc. Meeting
July 8, 2006

PRESENT:

Cameron Wright

Don Collins

Pat White

Mary Ellen Sawyer

Dick Scofield

Shirley Franklin

Jack Roberts

Jean Wagner

Roger Sawyer

Bill Hudgins (Attorney)

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

Minutes of the previous meeting on June 10, 2006, were read and approved as written.

Reports of Officers

President's Report

Cameron reported that Cingular is running conduit up the Mt. Bailey trail. They are running coax cable rather than fiber and are making this installation as environmentally friendly as possible. There is some major erosion at this time from this past week's wet weather and they are taking care of that by back filling to correct this situation. They should be operational by this fall.

Cameron announced the upcoming picnic on Saturday, July 15, 2006. Mary Ellen has invited all the candidates running for office in the Primary election, and will send this information to the Flume.

Treasurer's Report

Roger gave the report and it was approved. He explained that the \$150 for the Annual Exempt Property Report was more than normal because we did not receive the report from the State earlier in the year. He called the State; however, they would not reduce the fee.

Motion was made and approved to seek out the best possible Certificate of Deposit rate for investing \$20,000. The investment of these dollars is for the conservation of the scholarship (Bennefield) recently awarded (\$1,000 for four years), and simply to take advantage of a better interest rate than we earn in a regular checking account. Mary Ellen will gather the necessary documentation as required by the selected banking institution for this investment. (by-laws, minutes, Articles of Incorporation, Amendment to Change Name, Certificate of Good Standing).

Roger will talk with the Bank of the West (BHA bank) regarding their interest rates, and also talk with Evergreen Bookkeepers (BHA bookkeeper) regarding any relevant taxes on a Certificate of Deposit interest. Roger will also get another opinion from a CPA concerning taxes and our tower income.

After some discussion, it was decided not to appoint a Budget/Finance Committee at this time.

Covenant Violations

Bill reported on our most recent alleged covenant /LUR violation at 718 Quakie. Cameron asked if as a public relations move, the BHA might clean up this property. Bill said we really cannot enter onto the property without permission of the current owner, which is the Bank of New York. There are legal notices on the doors indicating they conducted an eviction of the residents. Bill sent a letter to the Bank of New York notifying them of the condition of this property. The house is unlocked/open and presents a hazard to neighborhood children. Bill suggested we identify this property as a nuisance property to the County requesting they treat this as an emergency situation. Mary Ellen will prepare the documentation for Cameron's signature, to the County, with a copy to both the Bank of New York, and Bill.

Park

Roger reported there had been some tagging at the Park in the way of green paint. One day it was there, and the next day most of it was gone. Apparently, someone had some guilt feelings, or some parents had taken things in hand, and most all of the paint was removed. They also "hit" the eagle in the yard across the street and that remains. We also heard they visited the Burland ball fields. We haven't had any problems otherwise this summer, other than the toilet being tipped over.

Shirley and Jack talked about the possibility of installing a concrete restroom facility, along with an adjoining storage facility. The cost for pumping the present facility is \$78.00 a month. Shirley will assist Jack in gathering information along with costs, and present at a future meeting.

Dick Scofield mentioned the possibility of building a clubhouse at the Park. Mary Ellen stated that we should keep in mind the ever changes in technology which could eliminate our tower income altogether.

Roger said that he believed we should not lose sight of the fact that one of the primary objectives of the association is to clean up our subdivision and maintain property values.

Burlander

Mary Ellen reported she is working on the Burlander (newsletter) at this time. Plans are to include information on the scholarship award, horses/wells, Platte Canyon Fire chipper service, and she is presently contacting local businesses for advertising. Roger suggested something be included regarding homeowners being responsible for keeping culverts open and cleaned out. This is particularly a problem right now with the "monsoon" weather. Mary Ellen asked Jack for a short article on the trail building project on Mt. Bailey.

Defensible Space and Information on Park Trail

Jack Roberts reported that he expected Ryan from the Colorado State Forest Service on July 14th to inspect the trail and begin the layout. They will be taking into consideration, water control issues, and appropriate materials to be used i.e., native or otherwise, resting points, maybe viewing points, etc. Generally, they need a consensus of opinion before the work actually begins. Jack stated that he believed a survey would not be required, and we would be assured to stay well within our boundaries with respect to the adjacent property. Jack asked for volunteers to help with this project.

Web Page

Don Collins said that the website appeared to be up and running, although Mary Ellen mentioned that she had experienced problems in the last couple of days. Don said he would recheck for any trouble.

Unfinished Business

Cameron furnished copies of a cost sheet for the proposed sign project. This includes 3 signs, 2 Colorado red sandstone (6.5 and 5.4) and 1 wood sign at a cost of \$9, 850. **Motion was made and approved to proceed with this project. Let it be known that Cameron Wright recused himself from this vote.**

Roger said he and Dave had planned to get together regarding introducing the idea of a couple locations for cluster boxes however; he had nothing new to report today. Cameron said he would like the name of the individual that Roger had spoken with at one point who was temporarily in charge and who was enthusiastic and receptive to the idea of locked mailboxes. Roger will get that information for Cameron.

Long-term plans were discussed as set forth in February minutes i.e., signs, scholarships, etc. There were no new ideas mentioned.

Bill was asked the approximate costs involved in going to Court with the County and he indicated that to file a simple case would cost approximately \$3,000 to

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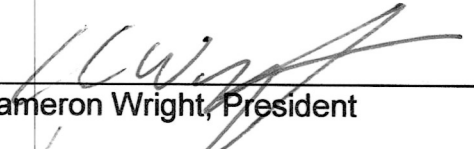
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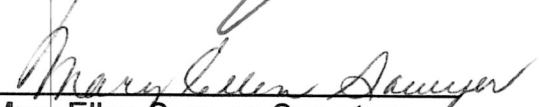
\$4000. Bill went on to explain that our homeowners covenants would be considered a civil matter, and the County LUR's, possibly criminal but either way, could be civil or criminal. Bill stated that he felt that the best approach in tackling these problem properties is by proper reporting them to the County as LUR violations. He stated he feels that our best path of success is to remain the "squeaky wheel" with the County via LUR's, and keep these problem properties in their view.

Dick Scofield asked if we had the authority to go on private property to take pictures and Bill responded that we cannot.

Dick mentioned the "noise ordinance" that Sheriff Wegener talked about at the last meeting and the fact that he (Wegener) would "get it on the books". Mary Ellen suggested that Dick contact Sheriff Wegener regarding the progress.

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


Cameron Wright, President


Mary Ellen Sawyer, Secretary

AGENDA
REGULAR MEETING OF THE BURLAND
HOMEOWNER'S ASSOCIATION 7/8/06

Determination of Quorum (5 active members)

Minutes of last meeting

Reports of Officers

- a. Presidents Report, Singular to become operational by fall
- b. Treasures Report, Talk about the Investment of funds. Elect a financial committee.

Reports of Committees

- a. Covenant and Zoning *Quake*
Problem property on ~~Quake~~, Bill Hudgins to explain legalities of cleaning up problem properties
- b. Park improvement and grant committees
- c. Burlander
- d. Defensible Space and Information on Park Trails, looking for volunteers to help with project.
- e. Web Page

Unfinished Business

1, Burland entry signs, see latest cost sheet.

- a. Park improvement
- b. Burland Scholarship program, talk about future allocation of funds.
- c. Mailboxes
- d. Outline of Short Term and Long Term Goals

Open Forum