

Burland Homeowners Association,
November 11, 2017

Board Members

Jim Glenn
Mary Ellen Sawyer Dave Sitko
Pat White Butch Kappel
Debbie Kappel Jack Roberts
Roger Sawyer Sue Glenn

Members

Gene Durst
Shawna Roberts
Dan Lucy

Non-members

Patricia Archer
Liz Manassee (Stanley Consultants)
Juliet Sweet (Stanley Consultants)
Casey Crain (Stanley Consultants)
Dean Strange (Stanley Consultants)
Brooks Kaufman (IREA)

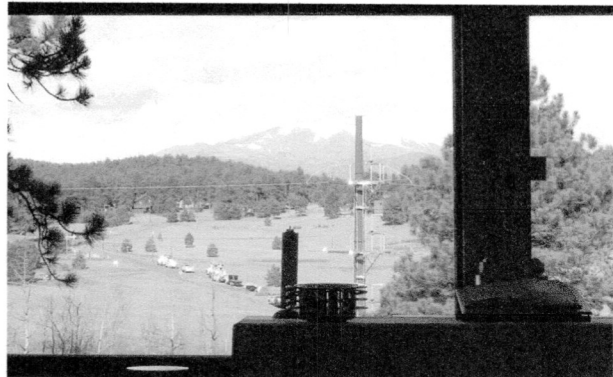
The meeting was called to order at 9:00 a.m. and it was determined there was a quorum.

President's Report

Jim Glenn welcomed everyone. Jim gave a brief introduction of how IREA was started by local ranchers to bring electricity to the area when city utilities were not interested in helping us. Electricity is invaluable to our business and homes. He also asked IREA designers to work with homeowners to reduce impact to them. As an example, Jim showed before and after photos of the view of Rosalie Peak from the Shepherd of the Rockies sanctuary (upstairs from where we have HOA meetings) to show how IREA work can impact residents.



View was big part of plan when built in 1987



View with new IREA tower today

Jim further introduced guests from both IREA and Stanley Consultants. Brooks Kaufman from IREA spoke on how IREA proposes to rebuild existing overhead electric distribution lines from single-phase to three-phase, adding a feeder tie between circuits at Roland Valley and Burland Ranchettes. This upgrade will improve the reliability of service in the area whereas the current configuration, outages can take days to isolate the problem and repair. The new upgrade may dramatically cut outage down-time from days to hours. Brooks explained that this is a peak season for power; they are trying to stay along lot lines although there are challenges with terrain. They will be using wood poles, 35 – 60' with impact to homeowners primarily being widening the tree corridor to 25 feet to keep branches away from energized conductors.

Dean Stange expanded on the technical aspects of 3 phases of electrical voltage. The project will begin on Roland Drive, south of the intersection of Hwy 285 and Roland, and extend in a southeasterly direction ending at the north end of Blueberry Drive, or approximately 2.5 miles, following the existing single-phase line. It is scheduled to begin in April, 2018 and take about 6 months. This is an IREA cooperative venture for the benefit of all.

Broadband Advisory Board:

Jim talked about the proposed broadband effort in the area and referenced the Park County Advisory Board Agenda for their meeting November 13, 2017 at the Fairplay Colorado Community Center. He also provided copies of their meeting minutes of September 11, 2017 and information regarding a local ham operator who is able to assist 10-12 neighbors to get better internet. There was discussion on internet availability, fibre optics, individual needs, etc.

Minutes of the October 14, 2017 meeting were approved as read.

Park Camera Project – Jim reviewed the past vandalism problems at the Park and that we were looking into placing observation cameras at the Park. We are working with a local interested party in this effort. As Jim explained, this is a 3-pronged project:

- 1) We notify the Sheriff's Office of every incident
- 2) We will place cameras at strategic locations at the park
- 3) We will ask those who visit the Park on a regular basis to assist in monitoring the park

Mt. Bailey Repair – Jack reviewed and provided an update in that the only bid we received which was from Coalition for the Upper South Platte and that was forwarded to the Verizon contractor (Steve Gamueda). The proposal did not include dollar amounts; however, did request an upfront payment. Mr. Gamueda responded that he believed the scope of work was reasonable; however, he needed dollar figures in order to present to Verizon. Jim Glenn contacted Jeff Ravage, the CUSP representative. Jeff was asked to reach out to Steve Gamueda to resolve this issue. Jim will be monitoring the progression.

Website – Debbie said she had not been able to coordinate meeting with Rob (web manager) due to Rob's schedule; however, they have set up a meeting using "Slack" (similar to Skype) in order to resolve this issue.

Firewise – Dave provided an update on Firewise activity explaining the education process, meetings the 2nd Wednesday of the month; address markers trickling in; lottery drawing pending for those participating by sending in pictures of their posted address markers; two properties assessed by PCFD and are ready to go pending approval of our proposed liability form.

Treasurer's Report – The report was approved as read.

BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA

November 11, 2017

- I. *Call To Order* ✓
- II. *Guest – Casey Crain, Contractor for IREA (power upgrades)* ✓
- III. *Review and approval of prior meeting minutes*
- IV. *President's report*
 - a. *Camera Project at Park* ✓
 - b. *Broadband update* ✓
- V. *Jack – Status of Mt. Bailey Damage Project* ✓
- VI. *Debbie – Status of Website Updates* ✓
- VII. *Firewise Activity – Jack Roberts/Dave Sitko* ✓
- VIII. *Treasurer's Report* ✓
- IX. *Old Business* ✓
- X. *New Business:*

153 So. Raleigh

Burland Homeowners Association, Inc. Meeting
November 11, 2017

ACTION ITEMS

- 1 – Jim- Ongoing/pending camera project at Park.
- 2 – Jim – continue to monitor progress with Jeff Ravage on Mt. Bailey hillside damage.
- 3 – Roger – Reimburse Tom Ingwalson for maps (receipt provided.)
- 4 – Roger – Talk with insurance company concerning fire mitigation on private properties.
- 5 - Roger – Send donation checks to approved charities.
- 6 – Debbie Kappel– Ongoing work with Rob for website access and postings.
- 7 – Jack – Finalize Liability Form for review by our attorney (pending input from Board)
- 8– Jack – Firewise Community Application in progress.
- 9 – Mary Ellen – Send letters to charities approved for donations along with checks.
- 10 – Mary Ellen – Send letters to charities asking them to attend meetings describing their respective missions.
- 11 – Mary Ellen – Follow up on Park Lease renewal with Park County.
- 12 – Mary Ellen - Give Jack Firewise volunteer hours (ME/Roger)
- 13 – Mary Ellen – Email Shawna Roberts, forgiving membership fee and providing information on the Ponds.
- 13 – Pat – Christmas Lighting Awards – 10 - \$50 prizes; provide addresses to Mary Ellen mid-December.

Burland Homeowners Association, Inc. Meeting
November 11, 2017

EXECUTIVE SESSION

Board Members

*Jim Glenn
Jack Roberts
David Sitko
Butch Kappel
Sue Glenn*

*Mary Ellen Sawyer
Debbie Kappel
Pat White
Roger Sawyer*

The meeting was called to order 10:35 a.m. and it was determined there was a quorum.

Minutes of the October 14, 2017 meeting were approved as read.

Treasurer's Report

The report was approved as read.

Old Business

Pat to give Mary Ellen and Roger addresses of 10 homes for the Christmas Lighting awards (\$50).

Donations – Jim reviewed last year's donations and Mary Ellen noted we had received two new requests from Life Bridge and Evergreen Christian Outreach. Pat also mentioned another food pantry in Harris Park, Widow's Oil Pantry. In reviewing the past donation to the Park County Senior Coalition, Pat said she had talked with Bobbe Gore and that their money comes from an agency in Colorado Springs along with three or four different counties. Further, according to the information Pat provided, the PC Coalition is not providing services as needed.

There was discussion and Jim asked for a Motion. Debbie moved and Jack seconded that we approve donations as we did last year (listed below) with the addition of \$500 to Life Bridge, and then follow up with letters to these various charities inviting them to future meetings to outline and explain their respective missions. The motion carried.

Those charities are:

*\$1,000 to Intermountain Humane Society
\$1,000 to Park County Senior Coalition
\$1,000 to St. Laurence Outreach/Thanksgiving baskets (285 Corridor)
\$1,000 to Peace Shelter
\$1,000 to Mountain Resource Center
\$500 to Fitzsimons Middle School, Deer Creek Elementary School, Platte Canyon High School, Rob River (Web Manager) and (new) Life Bridge*

New Business

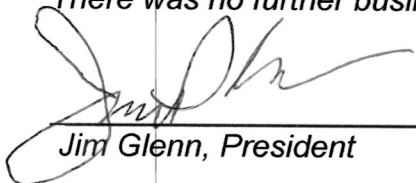
Jim reviewed hours expended on the Firewise project by Jack and Dave. Dave also mentioned that Barbara Returns-from-scout had also spent a lot of time on this. This is a priority project of the HOA and Jim just wanted to be sure that it is carried through. Roger said that this is a voluntary organization and that many people over the years have spent countless hours on many projects as the mitigation at the Park; Mt. Bailey trail, and on-going time monitoring and administering the cell towers and the question is, where do we draw the line on compensation. Jack said he did not care to be compensated for Firewise. There was no further discussion.

Firewise Community Application - Jack said the application for becoming a Firewise Community is about to be completed, and once it is submitted and approved, we will be able to apply for Grants which would help us with future expenses.

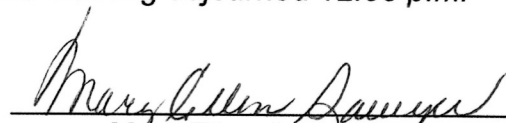
Liability Form for Firewise Mitigation - Jack reviewed the proposed liability form to be used for Firewise. This is a PCFD liability form which Jack crafted as applicable for the HOA. There is one sentence on the second page which Jack will delete related to costs associated with this mitigation work and replace with our \$75 reimbursement policy for members and associate members. He further asked that the Board members review this form and respond to him by this coming Wednesday. We will then finalize and forward it to our attorney for review. There was also discussion concerning our HOA insurance for this particular project and Roger will talk with our insurance company.

Debbie mentioned the question of membership at the general meeting for Shawna Roberts and that she thought we should give her a one-year membership and forgive the \$20. Everyone was in agreement. Mary Ellen will send her email to this effect, along with the Ponds information that Shawna had asked about.

There was no further business to discuss and the meeting adjourned 12:05 p.m.



Jim Glenn, President



Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA

EXECUTIVE SESSION

November 11, 2017

- I. Call To Order ✓
- II. Review and Approval of Prior Meeting Minutes ✓
- III. Treasurer's Report ✓
- IV. Old Business – Christmas Lighting Contest (Pat and Debe, please give 10 ✓ addresses to Mary Ellen so we can mail \$50 checks.)
- V. New Business – Vote to be taken for 2017 Donations

2016 Donations as follows - \$7,000

\$1,000 each to Intermountain Humane Society, Park County Senior Coalition, St. Laurence Outreach/Thanksgiving baskets (285 Corridor), Peace Shelter, and Mountain Resource Center; and \$500 each to Fitzsimons Middle School, Deer Creek Elementary School, Platte Canyon High School and Rob River (Web Manager).

- a. Received flyers (requests) from Life Bridge (food pantry); Evergreen Christian Outreach (we gave to them in 2015). ^{\$500} *no*

- VI Jack – Review of Liability Form for Firewise

Life Bridge