

Approved

**Burland Homeowners Association
Meeting Minutes
November 12, 2005**

Present:

<i>Cameron Wright</i>	<i>Jack Roberts</i>	Bill Hudgins (atty)	<i>Shirley Franklin</i>
<i>Dick Scofield</i>	<i>Bob Worley</i>	Sandi & Robt Cook	Annette Aldridge
Curt & Sylvia Seamon	Patrick Tarpy		

Determination of Quorum - five active members (italics)

Meeting called to order. Minutes from October meeting were approved. Treasurer's report read and approved.

President's Report:

- 1) Park mitigation ~ 7 acres are completed. The total for this is \$5,000 less \$500 as there was an equipment failure. Cameron mentioned that the Colorado State Forest Service does trail improvement. They would provide all labor and the HOA would provide all materials. There will be discussion on this matter at a later time.
- 2) Wispertel - Cameron is renegotiating this lease from \$50/month to \$200/month

Legal Committee report by Bill Hudgins, our attorney:

- 1) Bill mentioned the three properties that had received a "cease & desist" order from the county. Bill said the county is not doing anything on these properties. There was no set deadline for action. He feels that we should send a "demand" letter to the county attorney as the county is not doing its job. Bill suggested that we give him the authority to act in behalf of the BHOA. He said he could then send a letter of demand to the county, making them take action on these. Bob Worley suggested that we continue with the three properties in violation **MOTION MADE AND PASSED: For Bill Hudgins to represent the BHOA, sending a demand letter to the county to enforce the LUR's.**

Zimmerman's said they would get rid of 8 cars. We offered Bailey Towing to assist him, but Zimmerman said they would charge him \$65. Mary Ellen called Bailey Towing and they said they will do it for free. Bill suggested there be a meeting with the county attorney and Zimmerman's and give a time schedule for this.

- 2) RE: "Errors & Omissions" insurance for the BHOA Board of Directors and Area Directors. This matter is still a work in progress.

Grant/Park Committee:

Shirley reported that the Grant/Park Committee applied for the Park County Conservation Trust Fund for 2006. We are asking for \$27915.49 with a \$3,000 match and \$3,000 of in-kind services. We should know about funding in Feb or March. This grant is for: storage unit at the park, shelter near the kidding area and expansion of parking area.

A discussion took place regarding the liability insurance at our park. Bill Hudgins spoke with the county attorney, Steve Groom, who said we have no coverage through the county even though it was this writer's understanding that for \$1/year the county would put our park under the county umbrella policy.

Jack Roberts also talked about a vault toilet for the park where a small septic is put in the ground. Jack did not have costs on this, but would look further into it.

Fuels Reduction Committee:

Jack Roberts discussed how the Coalition for the Upper South Platte has a chipper to assist with fuels reduction. Jack said the homeowner's would pay \$40 and the BHOA would pay \$10 to help defray expenses. Jack said he and Cameron had assisted a homeowner in removing a tree.

Locked Mailboxes:

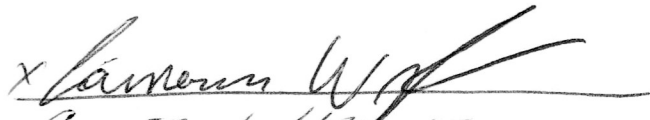
We had a good response from Burland homeowner's regarding interest in locked mailboxes. Cameron has tried to get information from the Bailey Post Office, but they appear to have no interest in our efforts. Shirley Franklin will call Deer Creek Valley and Elk Creek Highlands and see how they went about purchasing them for their subdivisions.

Open Forum:

We had six new attendees at our meeting that wanted to discuss noisy motorcycles being driven on a neighbor's property. One man works night and sleeps days, and this noise is very disturbing. Bill Hudgins suggested that these people take a private right of action. Bill felt that the BHOA should not get involved. Cameron said he could write a letter and one couple is willing to go over and talk to the homeowners about this.

Meeting adjourned.

Shirley Franklin

x 
CAMERON WRIGHT
PRESIDENT

AGENDA REGULAR MEETING OF THE BURLAND HOMEOWNERS' ASSOCIATION 11/12/05

- 1) determination of Quorum (5 Active members)
- 2) Minutes of last meetings
- 3) Reports of Officers
 - a. President's report
 - i. Park mitigation and future trail improvement.
 - ii. Wispertel lease
 - b. Treasure's Report
- 4) Legal Committee Report
 - a. Bill Hudgins (acting Attorney for BHA)
 - i. Bill and Karol to talk about insurance for the park and the Association.
 - ii. Bob Worley (Legal Liason) for BHA) to also talk about Insurance.
- 5) Covenant and Zoning Committee Report.
 - i. Status of Pending Complaints.
- 6) Park Improvement Committee.
 - i. New planned projects for the park ?
 - ii. Submission of Quotes for Grant Money.
- 7) Fuels Reduction Committee.
- 8) Unfinished Business
 - i. Shirley Franklin to speak about Donations.
 - ii. Locked Mailboxes, still gathering information.
- 9) New Business
- 10) Open Forum.