

**Burland Homeowners' Association, Inc. Meeting
December 11, 2004**

PRESENT:

Bob Worley, President
Jean Wagner, Treasurer
Don Collins
James Markey

Cameron Wright, Vice President
Mary Ellen Sawyer, Secretary
Shirley Franklin

The meeting was called to order by Bob Worley at 10:00 a.m. and it was determined there was a quorum present.

Shirley Franklin had not arrived as yet to present the minutes of the previous meeting (November 13, 2004). (Shirley prepared minutes in Mary Ellen Sawyer's absence on November 13, 2004.

The Treasurer's report was approved as corrected subject to audit.

President's Reports

Bob stated we had not received the rent check as yet from Nextel. He called to follow up and was assured everything was in order and Nextel is checking to see why it had not been sent to us.

Bob received a call from John Pawlik, Wildland Mitigation Specialist with the Platte Canyon Fire Protection District. He wanted to set up a meeting regarding a seminar in Denver concerning firewise programs, and working with insurance companies for a possible price break. Apparently State Farm has been known to tag trees for removal for possible price break. Jim Markey said he had actually received a lesser rate on his insurance as a result of this.

Bob presented copies of an opinion letter from Melony Harris, CPA stating that our tower income is taxable at a federal rate of 30%. She states, "tax-exempt status protects an association from tax only on its "exempt function" income, such as membership dues, fees and assessments received from members of residential units in the subdivision." Bob suggested we hire the CPA (fee is \$130 hr; \$40 assistant). Further, we should ask her to research possibility of ways around it and also ask our attorney his opinion. Motion was made and seconded to hire Melony Harris, CPA. Bob will contact her and see what documentation she needs.

Our attorney, Rocco Meconi responded concerning the covenant violations that he had looked at our basic documents and will write an opinion letter. He mentioned recommending amending the Articles of Incorporation that goes against advice of Mr. Rymer, our previous attorney. We will be communicating

with Rocco on how we should proceed regarding our covenant violations cases and test the water after the first of the year. Bob mentioned that Don Anthony had not returned his phone calls and that it doesn't look like we are going to get any support from the county.

One of the covenant violators, Mr. Komlofske, has erected a sign in front of his property, spray painted on plywood which reflects his opinion regarding the BHO with an obscene gesture.

Reports of Committees

Covenants Committee – Cameron reported that we await the opinion and further word from the attorney and that it will probably be after the first of the year before we can move forward with anything.

2005 Grant. Shirley Franklin gave a report on the 2005 grant, which she is in the process of preparing for \$25,499. She also mentioned there is some controversy with the county as they don't seem to understand that the BHOA falls under the 501(c) (4) regulations, not 501(c) (3). Bob offered to write them a letter and clarify this point.

The Burlander. Everyone was asked to send articles for The Burlander so Mary Ellen can put that together for mailing in January.

Christmas Lighting Contest. Bob, Shirley, Jean and Cameron are to drive around the area on Friday evening, December 17th to judge the Christmas lighting. We will notify the winners and ask them to come to the next meeting to get their checks and BHOA membership. First prize is \$50; second is \$25; and third, \$15; and, all are to receive free BHOA memberships.

Defensible Space. Jack Roberts not present. It was mentioned that we need him for the John Pawlik's firewise meeting.

Website. Everyone expressed their thanks and appreciation to Don Collins who designed the Burland website. Mary Ellen sent this information to the area newspapers and posted it on www.pinecam.com. This will also be included in January issue of The Burlander.

Unfinished Business

Burland Sign. Cameron will be working on a design for signs.

Park. A covered shelter for the kiddie area will be submitted with the grant request. Cameron mentioned he knew someone who would like to submit a bid on this.

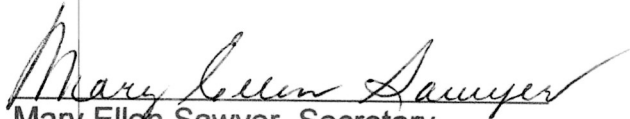
Director vacancies. District 2, vacated by Patrick McMillan; District 3 vacated by Walt Strecker was filled by Jean Wagner per the last meeting. Bob asked Mary Ellen to provide a current listing of Directors.

Open Forum

Cameron suggested we issue a membership card for members. Everyone agreed this was a good idea and would establish a time for membership. Shirley will head up a Membership Committee to issue cards, providing information on BHOA, etc. Jean will check on how to have cards laminated.

Jean suggested we give Roger Sawyer \$25.00 for gas for his tractor, used for work on the basketball court and removing concrete in the removal of the old teeter-totter and jungle jim. Motion was made and approved. Shirley suggested \$50 restaurant gift certificates for Dick Scofield and Al Klejnot for their assistance with the basketball court. Motion made and approved.

The meeting was adjourned at 11:30 a.m.


Mary Ellen Sawyer, Secretary


Bob Worley, President

AGENDA
REGULAR MEETING OF THE
BURLAND HOMEOWNERS' ASSOCIATION
12/11/04

1. Determination of Quorum (5 active members)
2. Minutes of last meetings
3. Reports of Officers
 - a. Treasurer's Report
 - b. President's Report
 1. Nex-Tel lease status
 2. Firewise Meeting
 3. Opinion Letter from Melony Harris, CPA
 4. Attorney status
4. Reports of Committees
 - a. Covenant and Zoning Committee -Cameron Wright
 - b. Park Improvements and Grant Committee-Shirley Franklin
 - c. Burlander Committee - Mary Ellen Sawyer and Jean Wagner
 - d. Defensible Space Committee-Jack Roberts
 - e. Web page - Don Collins
5. Unfinished Business
 - a. Sign Problem
 - b. Park Safety (slide repair)
 - c. Director vacancies- Dist 3 (Strecker)
6. Open Forum

~~Strecker~~ #2
McMullow
vacancy?
Grant # 3