

Burland Homeowners' Association, Inc. Meeting

August 9, 2008

PRESENT:

Cameron Wright
Pat White
Roger Sawyer
Eve Kuenn
Mary Ellen Sawyer

Dave DeHoff
Linda DeHoff
Dick Scofield
Colin Donovan
Bill Hudgins

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

Minutes of the July meeting were read and approved.

President's Report

Arthur Hall was on the agenda for today on behalf of the Platte Canyon Parks and Recreation; however, did not appear.

Colin Donovan spoke about his proposal to professionally paint the basketball court. (Colin had earlier painted the basketball goals and replaced the nets). Colin stated that the president of his company had offered to donate the paint and Colin will do the painting. There is no upkeep, only after maybe 7-8 years, it would need refreshing. His only concern is the need for a small amount (possibly 15 gallons) of water in the painting process. It was noted that we do have power at the telephone pole for pressurizing. Everyone agreed to proceed with this project with the colors of green and khaki for the court, and thanked Colin for his generosity. Cameron volunteered to speak with the property owner next to the park for permission to use their water for this project. If this is not possible, we will pursue purchasing the water as necessary.

Colin further stated that his company has access to wholesale playground equipment and that the BHA could purchase equipment with a 20% discount, plus tax/freight. There was discussion regarding various play equipment and the possibility of replacing the swings.

Covenant complaints received are as follows:

Anonymous complaint about barking dogs at 197 Yellow Pine.

Anonymous complaint about a junk property at 835 Hi Meadow Drive.

124 So. Ridge Rd. – Junk cars and junk.

26 High View Lane – Construction materials left for 4 months.

Beaver Trail – Tenants were apparently evicted and their belongings are at the edge of the road.

Discussion followed and we will address these complaints as appropriate.

Bill suggested that we contact the County regarding the Beaver Trail complaint inasmuch as the owner may say any damages were incurred at the behest of the HOA. Bill gave an example where an owner was sued by an ex-tenant, saying his fine china, etc., had been stolen by the owner.

Dick Scofield said that he has a neighbor with numerous pieces of construction equipment and who has been in the process of operating some of this equipment in redoing his driveway. It is not only noisy, but he may be operating a business out of his property which is a violation. Dick will monitor this situation.

Legal

Bill stated that Herb Burton is the new county code inspector. Mr. Burton had been reassigned to this new position as a result of building permits being down 50%. Bill is going to ask Mr. Burton to attend our next meeting. Bill stated that Mr. Burton had dealt with 100 LUR violations in the last 2 months. He is not only pursuing the junk cars, but trashed properties as well. It is our understanding from Tom Eisenman that the Hayes property is being taken care of.

Bill stated that Mr. Eastridge is scheduled for trial October 6th.

Bill also has drafted a letter to the County, which Cameron read, expressing our appreciation and expectations in a congratulatory context. Bill will email the letter to Cameron for signature and mailing.

Cameron asked Bill if he would agree to our re-filing LUR violation complaints on the Zimmerman and Carrigan properties and Bill stated that he would prefer that we wait until after Mr. Burton attends our meeting.

Park

Jack was not in attendance. Linda DeHoff mentioned that there are some loose rocks on the foot bridge that Cameron said he would take a look at.

Burlander

Cameron asked if we could expand our advertising in the Burlander. Mary Ellen explained that for our layout, we need four or eight pages. We currently have one page designated for ads; however, we can have an "extra" page that can be hand collated by the printer.

Web Page

Robert River is our new web manager and Cameron is to call him regarding some enhancements he has suggested. It was motioned and approved to give Don Collins \$200 and a card for his past work on the web site.

Treasurer's Report

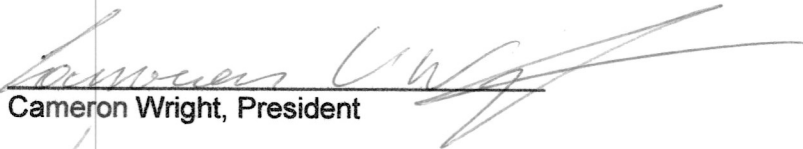
The treasurer's report was approved as read. Roger presented a letter from our bookkeeper with documentation to the effect that our tower rent is tax exempt. Bill stated however, that this is not a qualified opinion. Pat White said that she would get an opinion from her tax attorney.

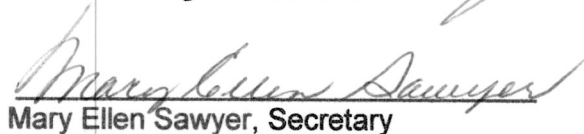
New Business

Bill mentioned the possibility of a fund raiser if the Board decides to pursue and purchase of the land adjacent to the Park. Depending on the taxes, because the Park is involved, someone may be interested in making a tax free donation. This is something that may be considered somewhere down the line.

Cameron stated that with regard to the land, he learned that it can be subdivided because it was platted prior to 1964.

The meeting was adjourned at 12:15 p.m.


Cameron Wright, President


Mary Ellen Sawyer, Secretary

AGENDA FOR AUGUST 9 2008

OPEN MEETING WITH 5 ACTIVE MEMBERS/DIRECTORS
AND OFFICERS.

GUESTS Arthur Hall Platte Canyon Parks and Rec. Colin
Donavan, Park Painting and equipment.

PRESIDENTS REPORT. CAMERON WRIGHT

Several new covenant complaints. 26 High View Lane, 124 Ridge
Road. Consider filing complaints to County for Zimmerman and
Carrigan again. Park vandalism and graffiti.

LEGAL, BILL HUDGINS

New letter drafted to County.

VICE PRESIDENTS REPORT. DAVE DeHOFF

PARK AND TRAIL, JACK ROBERTS

Signs, New trail work and foot bridge. Still working on design for
railing.

WEB PAGE, Robert River working on some changes to our web
site.

THE BURLANDER Increasing space for advertising.

TREASURES REPORT, ROGER SAWYER

Taxes.

NEW BUSINESS

CLOSE OF MEETING