

Burland Homeowners Association, Inc. Meeting

November 12, 2011

Board Members

Mark Ruckman
Roger Sawyer
Mary Ellen Sawyer
Melissa Hurich
Carrie Maul
Pat White
Diane Glover

Member

Jack Roberts

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

Minutes of the October 8, 2011 meeting were approved as read.

President's Report

As discussed in the September meeting, the proposed investment of an additional \$10,000 was revisited. **It was moved, seconded and approved to invest an additional \$10,000** Roger will send a check for the investment as appropriate. (We will continue to consider the investment of \$10,000 increments in the next two meetings i.e., December and January 2012.)

With regard to the Park lease which expires in December, Mark reported that he had been in contact with the County attorney who stated that the County Commissioners would be addressing this at their meeting on December 7, 2011. The lease is of benefit to the HOA as it provides added protection and/or risk mitigation (liability insurance).

Mark said that we had been approached by AT&T proposing an amendment to the current lease. Mark reviewed the stipulations of their proposal vs the current lease and basically, the only upside would be if they terminate the lease within three years, they would pay us \$61,020.00 and we believe those chances are remote. They proposed a 15% increase every 5 years commencing January 2017; today, we get 4% increase per year or 20% every 5 years. After Mark's review of the pros and cons, his recommendation was not to modify the current lease and the board agreed unanimously.

Mark revisited last year's charity donations which included \$500 each to Mountain Resources, Intermountain Humane Society, Park County Senior Coalition, Mountain Peace Shelter, St. Laurence Outreach (food pantry); and, \$350 each to Deer Creek Elementary Giving Tree, Fitzsimons Giving Tree, and Platte Canyon High School Giving Tree. There was discussion concerning the food pantry at St. Laurence which was recently moved to Mountain Resources in order to eliminate food recipients having to fill out their requests at Mountain Resources, and then go the St. Laurence to collect their food, and any requests for food at St. Laurence being first referred to Mountain Resources, and then return to the church to collect their food. St. Laurence is working in conjunction with Mountain Resources to provide food for the pantry which serves the entire 285 Corridor. Mary Ellen also mentioned that it is her understanding that St. Laurence is preparing 180 holiday food baskets for the needy from their food pantry.

There was further discussion concerning the economy and the increased needs of those on the 285 Corridor and our ability to possibly increase the donations this year, and asked if there were any others to consider for donations. Mark asked for a motion; it was moved to increase the \$500 donations to \$1,000, and the \$350 donations to \$500 to these particular charities that we had given to last year. The motion was seconded, and approved.

Treasurers Report

The report was approved as read.

Tower Fence Installation

Cameron was unable to attend; however, had emailed his final invoice which included an additional charge of \$680. The board considered this additional charge; however, decided that this was not communicated to the board prior to the completion of the project and therefore, the HOA would pay according to the original contract with no add-ons. Mark will communicate this to Cameron, and also notify the cell companies of the combination lock information.

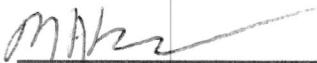
Covenant Violations

- 325 Yellow Pine – County advised that they had inspected this property in October and determined that the owner “had made better progress than ever. All of the vehicles that are left run and are licensed.”
- 321 Aspen Lane – Numerous vehicles and junk. First letter mailed to owner.


New Business

Pat stated that she had been contacted by neighbors concerning two properties on Dick Mountain i.e., 439 and 276. Pat said she had provided copies of covenants to the complainants, and also called Herb Burton, County Code Enforcement Officer. Herb advised her to contact the HOA. Pat provided pictures of both properties and we will send first letters to the property owners as appropriate.

Meeting was adjourned at 10:15 a.m.



Mark Ruckman, President



Mary Ellen Sawyer, Secretary

Burland HOA Board of Directors Agenda for Nov 2011
9am-10am

visitors (10 min) – None

Approval of minutes from the prior meeting

President Report – Mark Ruckman

- Boards comfort with investing an additional \$10K with Evergreen Global – follow up from the Sept 2011 meeting
- Park lease with the County expires in December – BOCC review on Dec 7th
- AT& Lease – They want to amend the lease
 - AT&T is willing to offer the following option to secure a longer-term lease with you:
 - \$1,695.00 per month, commencing January 1, 2012
 - 15 % rent increase every 5 years, commencing January 1, 2017- today we get 4% increase per year or 20% every 5 years
 - AT&T will modify its termination rights under the lease to guarantee your rental income in the amount of \$61,020.00 for the next 36 months.
 - I'm not seeing any upside to the HOA, and recommend we don't modify our AT&T lease.
- 2011 charity donations – Last year we made the following donations
 - ~~\$500~~
 - Mountain Resources
 - IMHS
 - Park County Senior Coalition
 - Mountain Peace Shelter
 - St. Laurence Outreach (Food Pantry)
 - ~~\$350~~ ~~650~~
 - DC Elementary Giving Tree
 - Fitzsimons Giving Tree
 - PCHS Giving Tree

Treasure Report – Roger Sawyer

Tower Fence Installation Status – Cameron

- Status

Covenant Violations

- 321 Aspen Lane – multiple unlicensed vehicles, 1st letter sent

New Business

Close Meeting