

Burland Homeowners' Association, Inc. Meeting
July 9, 2005

PRESENT:

Cameron Wright, President
Mary Ellen Sawyer, Secretary
James Markey
Linda DeHoff

Jean Wagner, Treasurer
Roger Sawyer
Dave DeHoff
Terri Hill Johnson

The meeting was called to order at 10:00 a.m. and it was determined there was a quorum present. Introductions were made of new members, Dave and Linda DeHoff and Terri Hill Johnson.

Minutes of the last meeting on June 11, 2005 were read and approved.

Reports of Officers

Treasurer's Report – The report was read and approved subject to audit. Jean mentioned that taxes were past due; however, she stated it is not necessary to file for an extension as she is of the opinion that nothing is owed. Jean said that Melony Harris, the CPA we had agreed to hire, has said she is not interested in working with us. Cameron will contact someone for consideration for doing the taxes.

President's Report – Cameron explained the cell towers (for those not familiar with the cell towers on Mt. Bailey), and our relationship with the companies to whom they belong. The BHOA owns the mountain and we currently have three signed leases with three major companies.

Cameron also explained the upcoming fire mitigation at the Park. This will be led by John Pawlik, the Platte Canyon Fire Mitigation Specialist, along with approximately 50 personnel who will begin this large operation about the end of July. Initially, we had planned to mitigate about ten acres; however, due to the property lines and the effectiveness of the equipment, this has been reduced to approximately seven acres. This mitigation will reduce the risk of fire, while improving the health of the existing trees. Assistance is needed in flagging trees if anyone might be interested in assisting in this way.

Reports of Committees

Covenants and Zoning – Mary Ellen stated there are currently twelve active violations; four of which are pending with the County based on LUR violations. We hope to have a committee meeting soon to review the next steps, etc. Discussion followed regarding the fact that there are three sets of covenants in Burland. Terri Johnson said she would be willing to act as a mediator if there is ever a need. Mary Ellen explained that with regard to covenant violations, we have retained legal counsel and there is certain protocol we must follow in the event we do pursue these cases in court.

Park Improvement and Grant Committee

Roger stated the electrical should be done in a couple of weeks i.e., re-doing the park electrical box and running electricity to the pavilion. It is noted that the electricity will include a lock box for use at the pavilion. Scott Matthews, local Burlander, told Roger he would donate the trenching for the BHOA.

Cameron explained the wood-chipping project in Jack Robert's absence. The BHOA is working in cooperation with the Upper South Platte, participating in their Fuels Reduction Defensible Space Initiative. This assists homeowners and communities in cleaning up their property, cutting dead trees, thinning, etc. to help reduce fire risk around our homes. The next dates for the wood chipper is August 2-3, 2005, and anyone interested should contact Jack.

Unfinished Business

Locked Mail Boxes

Roger talked about the locked mailbox project and that he had again talked with "Ruthie", our Bailey post-mistress. Roger explained to her that we are fairly certain that the subdivision would not be done in its entirety, as there are probably some (many) who are not willing to pay for their mailbox, or simply aren't interested for whatever reason. Again, she said she would have to gather some more information and get back with him. We are aware that there are some new locked boxes on Rosalie, which are next to some regular "open" boxes, so we don't believe not having locked boxes for the entire subdivision should be a problem. We possibly could do a survey of interest in the next Burlander. Roger will continue to follow up with Ruthie as necessary.

New Business

New Signs

Cameron talked about new Burland subdivision signs, and asked those present for an opinion of the new Conifer signs on Hwy. 285. Everyone agreed they are very nice looking. Cameron is going to look into the cost of something similar, maybe with a rock base, but at a reasonable cost.

Park

Roger Sawyer said he would contact IREA regarding the two "yard" lights at the Park. One is billed to us by IREA; the other is not connected to a meter. Sometimes they are on, sometimes, they are not; sometimes, one is on, and the other is not. If the IREA light is not working, we should not be paying for it. Cameron and Roger will repair the siding on the pavilion this coming week.

Resignation

Jean announced her resignation as Treasurer as she intends to spend more time with the United Mountain Community in regard to the new development along the 285 Corridor. Cameron thanked Jean on behalf of BHOA for her many contributions over the years.

Elections

Elections were conducted and the results follow:

Officers

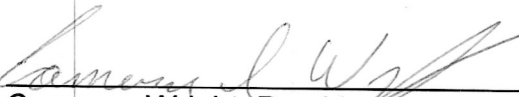
Cameron Wright, President
Roger Sawyer, Treasurer
Mary Ellen Sawyer, Secretary

Dave DeHoff and Terri Johnson were elected as District Directors 1 and 3 respectively. District 1 was vacant and Jean Wagner chose not to continue as District Director 3. It was noted that Bernie Spivak (District 2) is moving out of state; however, his replacement will be elected when that occurs. Mary Ellen will provide copies of the district maps to Dave and Terri for their information.

BHA District Directors are:

- 1 Dave DeHoff
- 2 Bernie Spivak
- 3 Terri Johnson
- 4 Don Collins
- 5 Shirley Franklin
- 6 Roger Sawyer
- 7 Cameron Wright
- 8 Dick Scofield
- 9 Jack Roberts

The meeting was adjourned at 11:50 a.m.


Cameron Wright, President


Mary Ellen Sawyer, Secretary

AGENDA
REGULAR MEETING OF THE
BURLAND HOMEOWNERS' ASSOCIATION
7/9/05

1. **Determination of Quorum (5 active members)**
2. **Minutes of last meeting**
3. **Reports of Officers**
 - a. **Treasurer's Report**
 - b. **President's Report**
 - i. **Cell Tower lease agreements**
 - ii. **Park tree mitigation**
4. **Reports of Committees**
 - a. **Covenant and Zoning Committee**
 - i. **Status of pending complaints**
 - ii. **Possible legal proceedings with the County**
 - b. **Park Improvements and Grant Committee**
 - c. **Burlander**
 - d. **Fuels reduction and defensible space initiative, update**
5. **Unfinished Business**
6. **New Business**
 - a. **Ideas for Burland Ranchettes Subdivision, signs**
7. **Election of Officers and Directors for the Burland HOA**
8. **Open Forum**