

Burland Civic Association Meeting  
May 8, 2004

PRESENT:

Bob Worley	Jean Wagner
Shirley Franklin	Kendra Strecker
Walt Strecker	Don Collins
Cameron Wright	Roger Sawyer
Mary Ellen Sawyer	Bernice Spivak
Elaine Spivak	James Markey
C. J. DeLange	Veronica Tantias
Dieter Tantias	Jerry Burk
Janet Burk	Larry Petroskey
Sue Petroskey	Jack Salatich
Karen Salatich	Bob Walker
Melinda Walker	Cpl. John Tighe, Guest
Deputy Wood, Guest	

Bob Worley, Vice President and Acting President called the meeting to order at 10:00 a.m. and it was determined there was a quorum.

Bob introduced special guests Cpl. John Tighe and Deputy Wood who spoke on various complaints in the Burland area and their responses. The problem of the volleyball courts on Sleepy Hollow was discussed which involved the "all hours" activity there, drinking and generally obnoxious behavior. Cpl. Tighe stated the Sheriff's office was involved in the mediation, along with Kendra Strecker who Cpl. Tighe said did a good job, in trying to keep the peace. The parties are to be cleaned up by 8-8:30 p.m. If the situation escalates, and is in fact, a public nuisance, the Sheriff's office will step up their patrols with regard to DUI's. He explained that regarding parking complaints the person should be asked to move the vehicle. If the owner cannot be found, and the vehicle is illegally parked and is a hazard, they will "red tag" it and allow 72 hours for it to be claimed and moved before it is impounded.

Deputy Wood described what is considered a road and what is not a roadway as concerns the volleyball area on Sleepy Hollow. Cars must be parked in the same direction as the roadway. He stated their office will respond to all calls; however, parking problems are not a priority. Deputy Wood discussed "no trespassing" signs as someone mentioned the "mission" people coming on their property. Deputy Wood stated that if someone enters a property with a "no trespassing" sign, they are in violation of the law. He stated they are attempting to patrol in the subdivisions 4 hours out of their respective shifts. He stated that if you see any suspicious activity to make every effort to get a description of that person or

persons, description of vehicle, license number and as much information as you can gather for reporting to their office.

Bob Worley introduced Wayne Camarena who is on the Platte Canyon Parks & Recreation Steering Committee. Wayne spoke of the need in this area with regard to ball fields, swimming pool, bike trails, and a number of recreational categories. Wayne stated that we are about twenty years behind and the short-term goal at this time is to ask homeowners to complete a survey with regard to choices for future recreation facilities and programs. The Steering Committee meets the 3<sup>rd</sup> Friday of every other month, and the next meeting is May 21, 2004 at 7:00 at the fire station at the top of Crow Hill. Everyone is welcome to attend. Wayne provided surveys to everyone attending and asked that they be completed and returned to the Platte Canyon Parks & Recreation, fax: 303-816-0537. Their email address is [PlatteCanyonRec@aol.com](mailto:PlatteCanyonRec@aol.com).

Minutes of previous meetings March 13, 2004, April 10, 2004, and April 22, 2004 were approved as distributed.

### **Treasurer's Report**

The report for April 10, 2004 was revised, and approved subject to audit. Jean Wagner mentioned that dues are \$20 payable in January of each year, and any received in October or thereafter are applied to the next year.

### **President's Report**

Bob stated that Nextel had been denied vehicular access to the top of Mt. Bailey as the result of our vote at the special meeting on April 22, 2004. It was believed that ATV's and/or snowmobiles may be destructive to the mountain and other potential problems. Nextel will now go through the County for a special permit in order to build a shed to house their equipment, and pay the BCA \$1000 to extend the starting time on their lease. This has been approved and signed. The process with the County could take maybe 6 months (and there is no guarantee that it will be approved). Nextel will begin their lease payment of \$1400 per month upon beginning of construction of the proposed shed or 12 months from now whichever comes first. It is our understanding that Nextel has an agreement with Barton Pearlman at 499 Mt. Bailey for accessing his property for further access to Mt. Bailey.

Any future requests for access must go through the same process, as has Nextel. Each situation or request must be treated individually. The precedent has been set that there will be no vehicular access; concerned parties must use animals such as horses, or llamas to carry equipment/supplies up the mountain. Trail maintenance information that Jack Roberts has provided will be given to Nextel for their use in accessing and maintaining the mountain.

Bob Worley announced that election of officers would be held at the next meeting. Bob further stated that you must have been a member for a period of 30 days in order to vote. We will be voting for a President, Vice President, and 9 Directors. Bob is currently Vice President, serving as President and mentioned that he would be willing to continue as President if nominated and elected. He also stated that he would be out of town at the time of the next meeting.

### **Reports of Committees**

Mail Box Committee – Jean Wagner reported that with regard to the interest in locked mailboxes, the Post Office will not assist us in maintaining mailboxes. She stated that out of 1100 newsletters mailed out, there were only 25 responses from those interested in locked mailboxes. She stated the cost would be \$90,000 for the entire Burland area. Discussion followed and Bob asked if we wanted the BCA to pursue the idea of locked mailboxes. The motion was made and seconded that the locked mailbox project would be dropped.

Covenant and Zoning – Bob stated that unfortunately, we have no good records of letters, etc. sent in the past, and that we will now begin this process again.

Grant Committee – Shirley Franklin reported that this is still pending as apparently there is an ongoing investigation of the misuse of funds by some grant holders. It is understood that our grant money will be received; however, while the state reviews the restrictions and guidelines, the grants are delayed. We are to receive money for the basketball court at the park and other projects.

Membership Committee – Cameron Wright offered a number of suggestions for increasing interest and membership in the BCA i.e., put an article in the Flume regarding Burland getting serious about enforcing covenants; new signs, or change signs emphasizing covenants are enforced; invite realtors to a meeting to get the word out to their associates that Burland is enforcing covenants; a separate newsletter on covenants only; design website with covenants and contacts; get pictures of covenant violations; a volunteer program to help elderly with labor of cleaning up properties; and, get word out to those who have done a good job in cleaning up properties. Cameron will draft article for The Flume and article for newsletter. Discussion followed about clean up, and possibly new signs. Cameron and Don Collins will work together with proposal for a website.

**Unfinished Business**

Jean Wagner was to have talked with Park County Jail regarding the unbreakable lights for the park but has not been able to get to Fairplay. Roger Sawyer offered to do this.

**New Business**

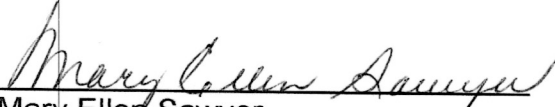
Elections June 10<sup>th</sup>, 2004 for President, Vice President and 9 Directors. Bob Worley explained that the Vice President also chairs the Covenant and Zoning Committee which is an important job.


Picnic is July 10, 2004. Attendees are asked to bring a dish to share.

Mary Ellen Sawyer said she had received a call from Geraldine Callahan of Trails West asking if she might include some news of their area in our newsletter. They have no organized homeowners group, but receive our newsletter via bulk mail. It was agreed this would be acceptable, and Mary Ellen will work with Geraldine in getting this done.

Regarding Trails West, Bob explained that residents of this area can be associate members and attend meetings for informational purposes; however, do not have voting privileges. If Trails west would get a homeowners organization going, legally with by-laws, etc., our corporations could possibly be merged.

The meeting was adjourned at Noon.

  
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Mary Ellen Sawyer  
Secretary

  
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Bob Worley  
Acting President

Burland Homeowners' Association  
Covenants and Zoning Committee Meeting – May 29, 2004

The new Covenants and Zoning Committee met to discuss the procedures to be used for the enforcement of Burland Ranchettes' covenants and the Land Use Regulations (LUR's). Present were Bob Worley, Walt Strecker, Kendra Strecker, Cameron Wright, Jean Wagner, Roger Sawyer and Mary Ellen Sawyer.

Bob began the meeting reviewing information forwarded earlier in his memo dated May 13, 2004. We need more help and Bob wrote an article which will be included in the June newsletter.

Bob suggested we form an Investigative Team and a Legal Team.

A. The Investigative Team will be responsible for the following:

1. Make or receive the initial complaint and open a file.
2. Evaluate the property, take pictures and fill out a report.
3. Confirm ownership, legal description and applicable covenant.
4. Kendra Strecker will send out the first letter (soft).
5. Negotiate a settlement if possible.
6. All of this is to be properly documented in the file.

B. The Legal Team will be responsible for the following:

1. Receive the file from the Investigative Team; review and supplement if necessary.
2. Provide copy of file to Tom Eisenman, Park County.
3. Send out second letter (hard).
4. File suit.
5. Go to court.
6. Obtain judgment and supplemental orders such as contempt orders.

It was determined the teams will be as follows:

Investigative Team

Walt Strecker  
Kendra Strecker  
Jean Wagner  
Roger Sawyer

Legal Team

Bob Worley  
Mary Ellen Sawyer

Cameron Wright will work with both teams.

The Investigative Team in conducting their business may use Identification Cards. All agreed this would be a good idea.

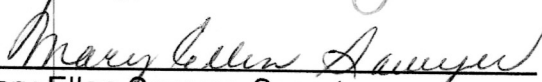
Once the Investigative Team has completed the documentation a particular complaint file, it will be handed over to the Legal Team. A copy of this documentation will be given to Tom Eisenman of Park County for their information and disposition as appropriate. The Legal Team will proceed accordingly.

The first and second (soft and hard) letters have been prepared and copies of the first (soft) letter will be given to Kendra for use in sending to the violators. Kendra will serve as secretary and record keep the Investigative files.

It was determined that once we are ready with the documentation, we should file 3 or 4 suits at the same time. This will send the word that we are not playing games and intend to see this through.

This committee will meet once a month other than the regular Homeowners' meeting to review and update. It was suggested that we might even invite Tom Eisenman to a meeting.

  
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Bob Worley, Vice President

  
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Mary Ellen Sawyer, Secretary