

Burland Homeowners Association, Inc.
September 10, 2016

Board Members

Jim Aitkenhead
Butch Kappel
Debbie Kappel
Pat White
Sue Glenn

Roger Sawyer
Mary Ellen Sawyer
David Sitko
Jim Glenn

Members

Cari Roberts
Jim Emme
Jerry Sears
Earl & Sonya Harris

Non-Members

Tim & Heather Hagert
Gene & Carrie Marsh
Phillis Levinson
Havens Guenther

Guests

John Van Doren (KZHOA President)
Kathy Lower (Woodside)
Joe Burgett, Assistant Fire Chief, PCFD

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

Minutes of the August 13, 2016 meeting were approved as read.

Treasurer's Report – *The report was approved as read.*

President's Report

Jim welcomed our guests who were there to provide information on the procedures for Burland to become a Firewise Community.

John Van Dorn began by saying that there are three Firewise Communities in North Park County and they are KZ Ranch, Woodside, and Deer Creek Valley Ranchos. John saw the need to help other communities with fire mitigation, and safety, and they all have worked closely with the Platte Canyon Fire Department. In the slide presentation, the outline included risk, and what we can do as individuals, sub-divisions, and communities as the fact is that it is "not if", but "when" a wildfire will occur as happened in the Black Forest area as an example. We live in the forest and fires are started by individuals, accidents, weather-related, etc.

John mentioned fires in our area i.e., in 2000, the Hi Meadow Fire, and the Snaking Fire, both which were determined to be started by young high school students. Had the winds not changed, the Snaking Fire would have spread to Friendship Ranch. When a fire "crowns", it is possible to travel at 15 mph. You can't out-run it. Also, drought increases risk, and we have a high density population; 66% of Park County population is in North Park County with an exposed property valuation of \$1.1B. The loss of utility infrastructure could cause multiple losses with power outages, water and phones, possibly up to 3+ weeks.

Joe Burgett spoke of a "Ready, Set, Go" program, and he provided information kits for those present which outlines things to keep in mind and to do in advance of any wildland fire. A website, www.wildlandfireRSG.org is a great source of detailed information. Joe elaborated on the importance of mitigation in the defense of our properties. The fire department, at your request, will actually walk your property and provide information and guidance in proper mitigation in decreasing the risk of losing your home, and to best protect you, your pets, and valuables in the event of a wildfire.

The mitigation of your property could improve the re-sale, and possibly reduce insurance rates, but most importantly, it puts your property in a better triage position with the fire department in determining how or if they may approach a fire. Also, the PCFD does have a chipper and you may call for information if you would like.

There are small steps to be taken in becoming a Firewise Community and it does not require 100% participation, but if we can begin by gathering a committee to work toward this effort, it is believed that the idea will "catch on" and grow. John Van Dorn and Kathy Lower offered their help in guiding us through the process. As a start, we can have programs to educate, encourage the green address signs for properties, and apply for a grant.

Mt. Bailey Trail – Jeff Ravage was not available for the meeting; however, the trail work is ongoing and we have no information of a completion date at this time.

County Commissioner Meeting – Jim A. plans to meet with Mike Brazell, our County Commissioner, who happens to live in Burland, on Monday morning to review their history of enforcing Land Use Regulations in Burland, condition of roads, etc.

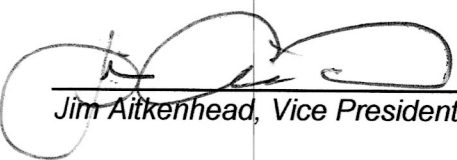
Road Cleanup Status – Mary Ellen has not heard back from the high school concerning the availability of high school students available to help with this project.

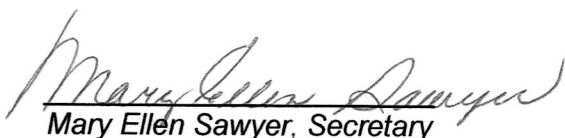
Aspen Tree Trail – Jim G. and Dave walked and outlined a preliminary trail path and presented an estimated material cost of \$1,670.00 (rock, timber, screws). Jim G. explained that he fully expected this project to be done by the volunteers that had approached him earlier. **There was discussion and it was motioned by Jim Glenn, seconded by Pat, and the motion carried to allow a maximum of \$1,700.00 for this project.**

Subdivision Lights – Jim G. explained he is checking out the light situation and the cost should be less than \$500 to repair/replace the solar light at this location. He will let us know.

Status of Pavilion Repair – Jim G. said in checking with Bruce, the repairman, this is pending as Bruce has been very busy but is on his schedule for completion.

Treasurer's Report – The report was approved as read.


Jim Aitkenhead, Vice President


Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING AGENDA

September 10, 2016

- I. Call To Order
- II. Welcome Guest – John Van Doren, President, KZHOA – Firewise Community
- III. Review and Approval of Prior Meeting Minutes
- IV. President's Report
 - a. Mt. Bailey Trail Work – Update ✓ *still works!*
 - b. Any information from Mike Brazell, County Commissioner on handling LUR's *Monday AM mtg. do not threat*
- V. Road Cleanup Status – PCHS Volunteers *nothing back from school*
- VI. Aspen Tree Trail - Jim Glenn and Dave Sitko
 - a. Cost of crushed gravel for proposed trail through aspen trees/Park.
- VII. Subdivision light replacement cost (Old 285/CR72) – Jim Glenn
- VIII. Status of Pavilion Repair – Jim Glenn
- IX. Treasurer's Report
- X. New Neighbor Letter - Signatures



jimglenncolorado . <jimglenncolorado@gmail.com>

Draft costs and video of proposed Aspen Tree Trail

jimglenncolorado . <jimglenncolorado@gmail.com>

Thu, Sep 8, 2016 at 2:52 PM

To: Jim Aitkenhead <Jim.Aitkenhead@hypertherm.com>, Roger and Mary Ellen Sawyer <rlmesawyer@aol.com>

Cc: Pat White <Golf4Fun347@aol.com>, Debbie Kappel <dkappel@ameritech.net>, Jack Roberts <jjroberts1972@gmail.com>, Sue Glenn <suziglenn3@gmail.com>, Jim Glenn <jimglenncolorado@gmail.com>, richiezambuka@yahoo.com, Rob Elsner <thatsnotright@gmail.com>

Hello board,

Here's an early view of my cost estimate prior to the board meeting.

Mary Ellen gave me a letter several years ago where a homeowner wrote to the HOA asking about an easy trail through the aspens. Dave Sitko and I met at the park today and drafted possible route in order to get rough estimate on distance and cost. Draft video attached - apologies for wind noise. <https://youtu.be/JbHQIAK9UM8>

(Video is still uploading - I may need to send updated video link)

We will include several folks with trail experience when they have time, including Barbara Cramer at WOW and Lu Roberts on Teal Lane so the trail may meander differently from the video. Type of rock to be determined from advise from trail builders. Part of the estimate includes 42 inch wide bridge across the rip rap at top of main trail (where main trail turns left).

Estimates:

525 ft x 5 ft wide x 1/2 ft deep = 1312 cu ft = 48.6 yards (50 yards of crushed rock)

50 yards x \$30 per yard (estimated) = \$1500 for rock

8 4"x 6" treated timber for bridge x \$17 = \$140

box of timberlock 10" screws \$30

\$1500 rock

\$ 140 timber

\$ 30 screws

\$1670 total estimated

Note: Labor would be by volunteers. If volunteers do not stand up, material will not be purchased.

Burland Homeowners Association, Inc. Meeting 2016
September 10.2016

ACTION ITEMS

Jim Aitkenhead

1. *Ask Postmistress to attend October 8th meeting to discuss replacement of mailboxes with lock cluster boxes.*
2. *Talk with Mike Brazell, County Commissioner, about the County's handling of LUR's.*
3. *Check with Jeff Ravage (303-838-2807) re Mt. Bailey Trail status.*

Mary Ellen

1. *Follow up with High School concerning road clean-up helpers.*
2. *Send thank You's to John Van Doren, Kathy Lower, Joe Burgett, Cari Roberts*
3. *Information to Jim A. concerning PC's responsiveness on LUR's.*
4. *Send Dave cc of signup sheet for Firewise contacts*

Jim Glenn and David Sitko

1. *Continued work toward proposed trail through the aspen trees at the Park; volunteers and materials cost not to exceed \$1,700.00.*

Jim Glenn

1. *Continued work on light replacement at subdivision entrance (Old 285/CR72).*

David Sitko

1. *Neighborhood clean-up. Mary Ellen will follow up on any available help from high school.*
2. *Firewise Coordinator*

Burland Homeowners Association, Inc. Meeting
September 10, 2016

EXECUTIVE SESSION

Board Members

Jim Aitkenhead, Vice President
Mary Ellen Sawyer, Secretary
Sue Glenn
David Sitko

Roger Sawyer, Treasurer
Debbie Kappel
Alan (Butch) Kappel
Pat White

The meeting was called to order at 11:30 a.m. and it was determined a quorum was present.

Minutes of the August 13, 2016 meeting were approved as read.

The Treasurer's report was approved as read.

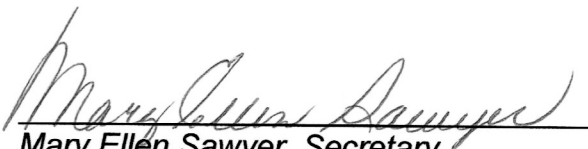
Communications Protocol – Mary Ellen explained that the Communications on Behalf of the HOA are procedures we have had in place for a number of years and copies are provided as a reminder.

Covenants – 784 Mockingbird - As shared with everyone via email, this was a complaint on a property wherein the owner lives in Denver and it appears this could be a "vacation" type rental; however, the complaining party outlined a number of agencies contacted to no avail about the trash, septic system, etc. We sent a letter to the property owner and have had no response to date.

The meeting adjourned 12:00 noon.



Jim Aitkenhead, President



Mary Ellen Sawyer, Secretary

Burland Board of Directors Executive Session (Open to Board of Directors)

September 10, 2016

- I. *Review and Approval of Prior Executive Meeting Minutes.*
- II. *Treasurer's Report*
- III. *President's Report*
Communications Protocol

Communications on behalf of the HOA

Situation

Talking to the Press *Jim or Mary Ellen*

Public communications *Jim or Mary Ellen approval*

(All emails, written communications, social media, etc. on behalf of the HOA are to be approved prior to posting.)

Phone call about your district *District Director*

If you can't answer *Refer to Mary Ellen or Jim*

Phone call about issue outside of your district *Refer to Mary Ellen or Jim*

General email; Q/A on HOA email accounts *Mary Ellen or Jim*

Note **If you are blind copied on an email to an outside party; do not email the outside party.**

- IV. *Covenants – 784 Mockingbird – Alleged Trash Problem*
- V. *Signatures Required on Resolution*