

Burland Homeowners Association, Inc.

General Meeting Minutes

March 13th, 2021

Board Members

Jim Glenn
Pat White
Jack Roberts
Debe Whitford
Carrie Marsh
Tim Peterson
Beth Fisher
Stuart Rhodes
David Vazquez
Bill Beggs
Jenny Penman
Debra Stephen

Members

Nick Miller
Sue Glenn
Mike Fisher
Dennis Robinson
Mark Evert
Dave Sitko

Members

Non Members

The meeting was called to order at 9:10 a.m. and it was determined there was a quorum;

The minutes of February 13th, 2021 were approved as read.

This was our 11th Zoom video conference call due to Covid 19.

Welcome and introduction to guests and new Directors.

Carrie Marsh: Broadband

Carrie Marsh: If you have multiple cars in Park County you can request to have registration at the same time and they will prorate the 2nd vehicle.

If the topic comes up of a school on Rosalie board meeting march 22nd 6:00pm at deer creek elementary.

Jim Glenn: Bailey day is still planned for June 19th 2021. Platte Canyon Chamber of Commerce is running Bailey day.

Jack Roberts: Firewise and FAB.

- 1) Personal emergency evacuation plan training. Making good headway on training by zoom. Evacuation routes, shelter in place and areas of refuge and ext. Training is evenings and weekends in the middle or late April.

Pat White: Park County updates

- 1) Near Hartsell is a solar company wants to put an operation and get a wild life permit but is postponed in definitely.
- 2) New retreat on south pine drive; Entertainment center, cabins, parties, reunions and weddings.

Jim Glenn; what was the report from the planning commission.

Pat White: only one and it had No discussion on evacuation. High risk fire area.

Jack Roberts continued: Areas of refuge: working with Platte Canyon FD to identify areas within Burland will be presenting to Park County permission for use of the Burland Ball field and equestrian area. March 23rd @ 8:00a.m for one hour meeting date for power point.

Burland chip days when weather allows and resources are available, we will begin offering several chip days for HOA members.

Saws and slaws; hopefully to start in the near future.
Mitigation reimbursement up to \$75 for members
Bailey slash site not sure when it will reopen

Fab: On Tuesday March 16th fab will be making a presentation to Park County so the commissioners are educated on our evacuation routes. It will be in the Bailey community center.

The ponds project is slowly making progress but no new news yet same with the right of way mitigation.

CUSP is now partnering with FAB and submitted for a grant and which will double or triple the money FAB had already raised. On standby for approval on grant. Wildfire preparedness day is Saturday May 1st and FAB is planning a zoom meeting.

Treasurers Report: approved as read Carrie Marsh motioned and Pat

Jim Glenn: has bags incase of emergency. Important items

Jack Roberts: Leave early due to Burland once an evacuation order is in process it can take 2-2 1/2 hours for all of Burland to leave. Traffic will also be horrible. The training will also be posted to the website.

Pat White: Carrie, Stuart and myself are working on the welcome packet and hope to include fire safety too.

Unfinished Business:

New Business: Bill Beggs: at the corner of Burland and 72 and gets really icy and people slide. Maybe we need to look at putting a guard rail there.

Pat White: that would be the county

Jim Glenn: Maybe Road and Bridge.

Beth Fisher: put details into email and then upload it so they have all the information.

Motion to adjourn @ 9:55 a.m.

Jim Glenn, President

Debe Whitford, Secretary

Burland Homeowners Association, Inc.

Executive Minutes

March 13th, 2021

Board Members

Jim Glenn
Pat White
Jack Roberts
Debe Whitford
Carrie Marsh
Tim Peterson
Beth Fisher
David Vazquez
Stuart Rhodes
Bill Beggs
Jenny Penman
Debra Stephen

This meeting was called to order at 10:00 a.m. and it was determined there was a quorum;

The minutes of the February 13th, 2021 were approved as read.

This was our 11th Zoom Executive meeting due to Covid 19.

Jim Glenn: Explained the income from Towers to our new Directors.

Jack Roberts: We received a certified letter from the Colorado Division of Property taxation. Two Documents inside one for the revocation and the other for a waiver for public hearing.

Colorado has reviewed the property tax exemption and thinks it should be revoked in part effective Jan 1st,2018. The reasoning for this is from the reports we submit annually.

For those directors who have been here for the last several years I refused to sign the report unless we included the tower, Utility corridor and associated buildings. Because of the signature was to say everything was correct when it hadn't been in years.

They are saying 1% of the park land will be eligible for taxation so that is where the buildings are lower on Mount Bailey, the utility corridor and the tower along with buildings up top. I reached out to our telecommunications Attorney Mark Davidson. He immediately requested a public hearing which postpones a decision for up to 60 days. Mark assigned the review to the firm's tax specialist. So now we are waiting for the review opinion on how to proceed.

Jim Glenn: Discussion on Reopening Weakland-Fawks Park.

Tim Peterson: School age children who are the primary usage of the park are low risk and the CDC is pushing for all schools to reopen. So, Park County has moved to blue as the color of low risk for the county. Many older folks are getting vaccinated and school kids are low risk so I am in favor of reopening the park.

Beth Fisher: As long as we are okay on liability, I am all for reopening. Now the CDC is saying hard surfaces are not as risky as thought. At this point it is time to reopen.

Stuart Rhodes: is also in favor of reopening.

Debra Stephen: I agree to open the park.

Pat White: just because people are using the park is not a reason to reopen. Maybe we have passed over the hardship.

Carrie Marsh: Liability is covered as long as we post the current guidelines.

David Vazquez: I agree to reopen.

Jim Glenn: If I draft up a sign Carrie would you be willing to review and make sure we are required to say.

Jack Roberts: as long as we follow CDC guidelines and county guidelines I approve to reopen.

Beth Fisher: We should take a look at the State and governor's and check what their sites are suggesting. Mike and I will take the other signs down and make our new postings to be on wood and mount it. Send to me when done and Mike and I will post.

Bill Beggs: Make signs with CDC current regulations without having to update constantly. Less wording and people may read.

Debra Stephen: Plain and simple to say a generic way.

Jim Glenn: I make a motion to reopen the park with sign with instructions. Seconded & approved.

Jim Glenn: will draft up a sign for Beth and the Board to review.

Jack Roberts: received an email from Dale due to the existing and proposed loading on the tower as previously discussed we have reached out to each tenant to see about reducing load.

- 1) AT&T has almost 3x the load as any others. The biggest is to remove the 8ft dish at the top but they cannot remove due to it is linked to another tower without fiber optic.
- 2) Team Mobile confirmed that sprint installations will be removed in winter of 2021-spring 2022.
- 3) Rise had previously consolidated some of their equipment and indicated they cannot remove anything else.
- 4) Verizon has not gotten back yet.

Next steps after confirming with Verizon I would like to rerun the analysis and see where we stand to strengthen the tower with a reasonable solution and plan to have this by the next HOA meeting. Rise has asked to replace the dish with a similar dish lower on the tower. The impact of this change will have minimal impact to the tower structure. We will be asking for additional funding to support the additional engineering work coordination. Follow up email just talked with Alan formerly with Verizon he indicated there is nothing else they can move. He will forward the new contact information for Verizon. We need to decide to make more money available for Enertech. No dollar amount yet.

Beth Fisher: Do we need to sue people to comply with an unstable tower? What is Enertech proposing?

Jack Roberts: We are going to come to the point they will have to remove to get the tower back in compliance. This will be handled by our new telecommunications attorney.

Pat White: If Enertech is coming back out to reanalyze what purpose is that going to serve.

Jack Roberts: So, we can see how much we are still exceeding the capacity of the tower based on requested additions and removals.

Pat White: I thought we already knew that.

Jack Roberts: After talking with tenants and finding out what they are able to remove it will be a different score.

Beth Fisher: Gave new directors general information on Mike Fisher for tower.

Bill Beggs: If we have a structural failure then everyone loses. We need to give an ultimatum everyone has to reduce the load to get within limits.

Beth Fisher: Historically the leases weren't written in such a way that gives us the power. The tower was a black box that no one understood. I went on the board last April and asked questions to my husband and got expert advice.

Bill Beggs: Approach the structural issue it may also cause a fire.

Jim Glenn: Enertech has updated future leases. As each lease is ready to renew the new leases will better protect us.

Jack Roberts: On Monday I will have a conversation with Dale and email each of you for the estimate and will make a motion at that time.

Jim Glenn: Debe, please add that vote to be included in our April meeting agenda.

Beth Fisher: Can we do it by zoom? Emails get confusing.

Bylaws? Beth Fisher/Tim Peterson/Stuart Rhodes/Pat White: Tim said they had a good meeting last Saturday and needed more information and will get that incorporated and probably one more meeting and then will present to the board and hopefully have finalized before annual meeting for voting.

Stuart Rhodes: Short term rentals. There was an ordinance passed late last year to this year effective February 8th for short term rentals in Park County. Lays out what requirements and fee's to be licensed as short-term rentals. Per ordinance 20-03 \$605 for the first year then annually \$215 and fees would be re assessed on a yearly basis. No mention of fire evacuation routes.

Beth Fisher: It's astonishing how little the commissioners seem to pay attention to the fire and evacuation issues. Do we want to consider this in our bylaws?

Stuart Rhodes: What would be our path forward? Change in Bylaws or Convenances? The ordinance does require a posting of the rules and regulations. How they enforce this we do not know.

Tim Peterson: If the county is called twice on short term rental property for violating what the ordinance says then they can have their short-term rental license suspended. Our goal is to preserve long term property values.

Jack Roberts: It would be nice that the county would require mitigation of these short-term rental properties.

Stuart Rhodes: Nice if we could get access to people who have gotten their license already.

Treasurers Report: approved as read.

Unfinished Business: none

New Business:

Pat White: Maybe we can meet at person in May if weather permits and meet each other?

Tim Peterson: Maybe we could do both zoom and meet in person?

Jack Roberts: With Jim Moore moving we need to show some type of appreciation for years of volunteer work with our web sites.

Debe Whitford: I say \$500 for Jim Moore

Pat White: I motion to donate \$500 for Jim Moore's work for Burland. Seconded & approved.

Jack Roberts: Will get a card for everyone to sign.

Carrie Marsh: If you are interested in chairs available at auction, contact Carrie.

Jack Roberts: What districts are new directors? Bill Beggs (5) Jenny Penman (2) Debra Stephen (6) Carrie (1) Tim Peterson (8)

Jim Glenn: to send April Dawns information to Beth Fisher

Motion to adjourn @ 11:22 a.m. Seconded and approved.

Jim Glenn
President

Debe Whitford
Secretary
