

**Burland Homeowners Association, Inc. Meeting 2016**  
**June 11, 2016**

**Board Members**

Jim Aitkenhead  
Butch Kappel  
Debbie Kappel  
Pat White  
Jim Glenn  
Sue Glenn

Roger Sawyer  
Mary Ellen Sawyer

**Members**

Gene Durst  
Jeremiah Demuth  
Shirley Franklin  
Daniel & Mary Garcia  
Bill & Janeen Eggett

**Non-Member/Guest**

Jeff Ravage

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

Minutes of the May 14, 2016 were approved as read.

Jim Aitkenhead presided in Carrie's behalf. Jim welcomed Jeff Ravage, guest from the Coalition for the Upper South Platte who was there to present a proposal for the Mount Bailey trail.

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

**President's Report**

Trash Bash – Jim A. said he had touched base with the school and he believed it would be best to do this in September when most people are back from vacation. Trash people would not be available on Saturday, so he is working on this for a better location, possibly behind the Burland ball fields, but it would be better to have this "on our own turf." There was discussion, and Jim indicated he had not talked with the County as yet.

Mail Boxes – Pat said that she had sent an email and we can do our own investigation on cluster boxes. She had talked with the Post person and she was very nice to work with.

Gene Durst said that he was ordering his cluster boxes on Monday and explained his process again in working with the owners of the boxes, the Post Office and the County. He said the people were given three choices and those were to have the CBU (lock box), move their box, or go to Bailey to pick up their mail. He said the Postmaster was excellent, and the Post Office is taking the responsibility of moving any boxes, that he will not "have my handprint on them." He went on to say that the County had been very receptive and cooperative in doing their part in the installation process. Gene said he and his neighbors are doing the labor and he asked the HOA for 50% of the invoice he presented from Page Specialty Company, or about \$1,300. Jim said that this would be discussed at the Executive Session and he (Jim) would let Gene know this afternoon.

Mt. Bailey Trail – Jeff Ravage, guest from the Coalition of the Upper South Platte, said he had looked into grants for the work on the trail and in this effort, had come up with a youth corp group which is self-funded and the work crew is free. He presented a written proposal to re-do the trail, along with benches and the removal of 15 trees at a cost of \$13,763.00. There was discussion and he was advised this would be taken up at the Executive Session and we would let him know.

Pavilion Repairs – Sue Glenn reported for Jim that the work is in progress and that Roger had provided the information on the company who had originally made the picnic tables, in an effort to repair them.

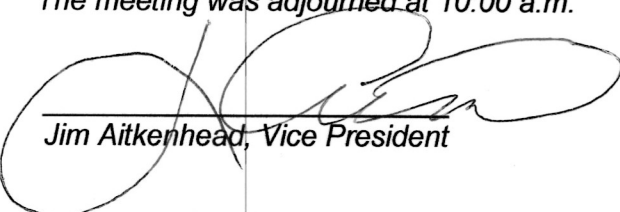
Annual Meeting/Picnic – Jim A. volunteered to shop for the food and supplies for the picnic on July 9<sup>th</sup> and Mary Ellen will provide the shopping list we have used in the past. Roger will order and pick up the barbecue.

Firewise – No volunteers. Mary Ellen suggested we send an email to all those who indicated an interest in becoming a Firewise Community in an effort to gather volunteers for a committee and it was agreed that this should be done.

**New Business**

Shirley Franklin said that their mailbox stand was in bad shape since someone had run into it. She said that the HOA at one time (probably about 1989) committed to maintain/repair mailboxes. Mary Ellen said that she was not aware of any commitment since she had been there (2004) and any records of such commitment prior to that time were unknown to her.

The meeting was adjourned at 10:00 a.m.



Jim Aitkenhead, Vice President



Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MONTHLY MEETING  
AGENDA

June 11, 2016 9:00am

MONTHLY MEMBER MEETING (Open to All Burland Residents)

- I. Call To Order
  - II. Review and Approval of Prior Meeting Minutes
  - III. Welcome Guests
  - IV. Presidents Report
    - ✓ i. Trash Bash – Jim A. will head this up. What's the update?
    - ✓ ii. Pat – Mailbox report, is the post mistress willing to come to meeting?
    - ✓ iii. Pavilion repairs – Jim G. was heading this up. Is it all spruced up for the picnic?
    - iv. Annual meeting & picnic in July – We need a President. According to by-laws we don't need a VP
      - ✓ 1. Roger and Mary Ellen cannot do shopping this year. Can someone else do the Costco run? Butch & Debbie or Sue Glenn? Roger and Mary Ellen will take care of ordering and picking up the meat
    - v. Firewise – anyone willing to head this up?
  - V. Treasurer's Report
  - VI. Any new business?
  - VII. Close of Burland Residents Meeting
- 

*Send Jim A.*

*email*

# Page Specialty Company

7073 Winter Ridge Place  
 Castle Rock, CO 80108  
 303-770-2842

# Quote

DATE	ESTIMATE...
5/24/2016	15489

NAME / ADDRESS
Gene Durst 387 Impala Trail Bailey Co. 80421 303-838-2280 genod@q.com

Ship To
***Is the shipping address the same?

TERMS	SHIP VIA
Advance Pay	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Type IV 1570 CBU - 13 Mailbox units, 1 Parcel Locker, 1 Outgoing Mail Door/USPS Lock -3 Keys/Door, USPS Approved -Standard number placards 1-13 1P. -Sandstone Powder Coat Finish -Pedestal Included	2	1,275.00	2,550.00
Freight manufacture price for two units. -Delivery: - Standard in stock unit lead time is 3 days plus 3-5 days shipping. -Custom units with special number placards or engraving lead time is 1-2 weeks plus 3-5 days shipping.		120.00	120.00

\*\*\* All quotes valid for 90 days. Quote becomes invalid if changed or manufacturer prices increase.

<b>SUBTOTAL</b>	\$2,670.00
<b>SALES TAX (2.9%)</b>	\$73.95
<b>TOTAL</b>	\$2,743.95

Fax #	E-mail
303-771-6837	pagespecialty@msn.com

**Project Coordinator: Angie Jayne**

# Page Specialty Company

7073 Winter Ridge Place  
 Castle Rock, CO 80108  
 303-770-2842

# Quote

DATE	ESTIMATE...
5/24/2016	15490

NAME / ADDRESS
Gene Durst 387 Impala Trail Bailey Co. 80421 303-838-2280 genod@q.com

Ship To
***Location of the concrete pad needed for install.

TERMS	SHIP VIA
Advance Pay	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Installation: OPTIONAL -Scope of work -install 2 new 1570-13 units on pad poured by customer to postal specs. - Includes all trips/time/labor - Includes all local USPS Coordination/Inspection/Approval - Coordinate all keys with USPS/Customer  <i>ordered NOT purchased</i>	2	200.00	400.00

*** All quotes valid for 90 days. Quote becomes invalid if changed or manufacturer prices increase.	<b>SUBTOTAL</b>	\$400.00
	<b>SALES TAX (2.9%)</b>	\$0.00
	<b>TOTAL</b>	\$400.00

Fax #	E-mail
303-771-6837	pagespecialty@msn.com

**Project Coordinator: Angie Jayne**

# BAILEY MOUNTAIN TRAIL PROPOSAL

## COALITION FOR THE UPPER SOUTH PLATTE

Submitted by - Jeff Ravage  
 Box 726, Lake George CO 80827  
 719.748.0033  
 jonathan@uppersouthplatte.org

**Mount Bailey Trail:** Elevation : 9,089' Counties : Park Quad : Bailey Prominence: 549'

**Objectives and Tasks:** Majority of the trail tread (walking surface) will need general maintenance. Several other areas will involve working on the out sloping the tread to ensure proper drainage (fig.1) In addition to outsloping we propose the addition of waterbars (fig. 2). We estimate that we will need to install 3 waterbars. Local rock, harvested on-site, will be used to create these structures. We have identified 13 specific areas that either need steps added or steps fixed. Most of the sections with steps had loose stones, which causes a safety hazard, in these areas steps will need to be widened. In addition people are cutting corners, causing social trail damage. Social trails are likely being created due to the instability of the rock steps in the area. Many of the existing steps, and/or step areas will require fixing of existing steps and in areas with no steps the creation of 5-8 steps. The bench along the trail needs to be completely replaced. There should be a proper pad built for the bench (10x10). A small retaining wall and a potential reroute will also be built in this area. Finally, there are 3 areas where the trail is buttressed with fallen logs. They will be removed and replaced with rock retaining walls.

Estimated Time:

Steps- 5 sections @ 1 day each ( 7 days total)

8 sections @ 1/2 day each ( 4 days)

Check Dams- 3 @ 1 hour each (3 hours)

Rock Waterbars- 3 @ 5 hours each (1.5 days)

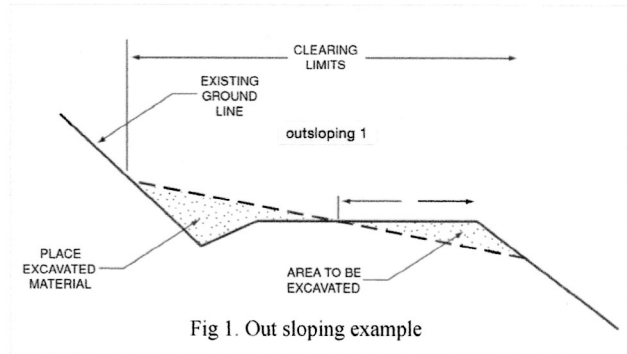


Fig 1. Out sloping example

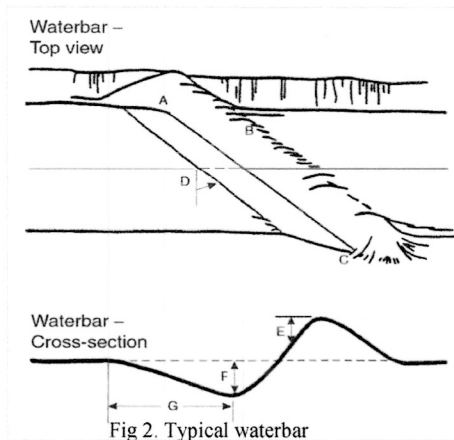


Fig 2. Typical waterbar

Bench, pad and retaining wall (4 days)  
 Stabilize Trail Edge- Retaining walls (4 days)

Price for this project -

21 days ( 1.5 Crew): \$9,118

Mileage: \$945.00

2 Industrial Park Benches: \$2200.00

**Total: \$12,263**

**With 15 Trees removed: \$1500 extra**

**\$13,763.00**

**Burland Homeowners Association, Inc. Meeting**  
**June 11, 2016**

**EXECUTIVE SESSION**

**Board Members**

*Jim Aitkenhead, Vice President  
Mary Ellen Sawyer, Secretary  
Sue Glenn  
Debbie Kappel  
Alan (Butch) Kappel  
Pat White*

*Roger Sawyer, Treasurer*

*The meeting was called to order at 10:00 a.m. and it was determined a quorum was present.*

*Minutes of the April 9, 2016 meeting were approved as read.*

*The Treasurer's report was approved as read. Roger reviewed our liquid cash available through the end of the year and asked that that dollar amount be kept in mind when proposing additional expenditures. He reviewed the cash flow and the expected dollar amount by the end of the year if we continued with proposed expenses.*

**President's Report**

*Covenant Violations - 718 Quakie Way (Rhoads) wood cutting business. We have had no further response from the County to our LUR Violation and have resolved that they are not going to respond further. Mary Ellen reported that an email had been sent to the complainant explaining that the Board would consider paying something toward the filing fees if he chooses to pursue this legally. There has been no response to date.*

*96 Chickadee – Mary Ellen reviewed the two complaints received on this property in that a motor home has been delivered and appears that it is or has been prepared for (utilities) permanent occupancy as a secondary living structure. A first letter has been sent to the owner.*

**New Business**

*Mt. Bailey Trail – The repair and reconstruction of the Mt. Bailey Trail proposal by Jeff Ravage on behalf of the Coalition of the Upper South Platte was discussed and it was determined after a long discussion, including our finances and cash flow, that it was in the interest of the HOA to go forward with this. Additional bids were mentioned and Jim A., said he had talked with three or four people in the past and there was no interest. Jim motioned that we should approve the project as proposed in the amount of \$13,763.00; Debbie seconded and it was passed all in favor. Jim will notify Jeff Ravage of the approval and Jim will take the lead as "project manager."*

*Mail Boxes – The Board reviewed the invoice that Gene Durst had presented for the cost of materials (including freight) for the cluster boxes he is installing and for which he had asked the*

HOA to pay 50%. There was discussion. Jim asked for a motion to pay \$1,371.98, 50% of the invoice presented by Gene Durst (\$2,743.95) to Page Specialty Company. A vote was taken and it passed; no one opposed. Jim will call Gene Durst this afternoon and tell him of the approval.

Board Positions – Everyone present indicated they are willing to remain on the Board. Jim announced that he would not be Vice President, that he probably would be moving soon, but he would remain as a Director until this fall. There appears to be no one at this point to become President, replacing Carrie.

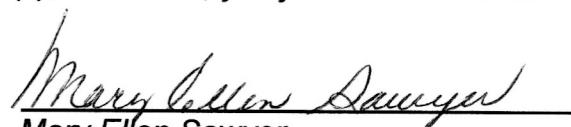
The meeting was adjourned at 11:10 a.m.

(After adjournment, Deputy Lebrowski came and he said that he was told the meeting began at 11:00 A.M. Mary Ellen asked to continue patrols at the Park and he said they were well aware of that especially at night. Pat asked how to handle items that are dumped in the area i.e., furniture, appliances, etc. Deputy Lebrowski said there was really nothing they could do about it unless you could prove who deposited the item(s); otherwise, you just have to handle it yourself.



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Jim Aitkenhead  
Vice President



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Mary Ellen Sawyer  
Secretary



**BURLAND HOMEOWNERS ASSOCIATION**

**EXECUTIVE SESSION – JUNE 11, 2016**

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

- I. *Review and Approval of Prior Executive Meeting Minutes*
- II. *Treasurer's Report*
  - a. *Report & opinion for remainder of 2016*
- III. *Covenant Violations Report and Update*
  - a. *96 Chickadee – utilities and secondary living structure*
  - b. *Nothing else on Rhoades. Carrie sent an email to Gullion offering to assist in filing fees if he moves forward with an attorney*
- ✓ IV. *Presidents Report*
  - a. *Board Positions*