

Burland Homeowners' Association, Inc. Meeting
February 12, 2005

PRESENT:

Cameron Wright, Vice President	Jean Wagner, Treasurer
Mary Ellen Sawyer, Secretary	Roger Sawyer
Shirley Franklin	Jack Roberts
Don Collins	Bernie Spivak
Elaine Spivak	Angie Buckley
Christopher Jones	James Markey
Danielle Lucero	Larry Lucero
John Tighe, Guest	

The meeting was called to order by Cameron Wright at 10:00 a.m. and it was determined there was a quorum present.

The minutes of the January meeting were read and approved.

A check for \$50.00 was presented to Larry and Danielle Lucero who won 1st prize in the Christmas Lighting Contest. Larry and Danielle also received a one year free membership to BHA.

John Tighe, County Commissioner for District #1 was introduced and spoke on roads and code enforcement. John talked about the possibility of a light at Cty. Rd. 43 (Beth's Market) and the light just installed at 43A (Loaf & Jug/Subway), which he stated was paid for by the State as a result of two serious accidents at that location. Lights, however, John said, will not solve the problem completely. John stated that there is discussion of closing Cty. Rd. 43, with an on and off ramp. Leni Walker is working with CDOT, and dollars have been approved for improvements from Richmond Hill to Bailey.

John stated that funding is the problem for road improvements, and proper snow removal. Money will have to come from Tabor, mill levy, bonds, etc. Discussion followed on how best to improve roads, types of road-base, how much it costs to pave roads, and different types of assessments that would or would not be fair to everyone.

John moved on to snow plowing which he stated is a big job for the County and most important for the school kids and buses, and that the County is doing the best they can with what they have. Several people told their own personal snow plow stories, with driveways being blocked, etc.

John talked briefly about LUR's and code enforcement, and that the County wants to work with us. He stated he would look into why it took so long (January 2005) for the County to respond on the two LUR violations that we had sent to

them last August. John also talked about the County clean up days, which gives everyone an opportunity to get rid of trash.

Jean Wagner mentioned the recent announcement concerning County owned property in Burland being zoned commercial. John stated that this would only be done within reason e.g., property on 285 could possibly be considered for commercial development, whereas commercial development in Burland Meadows for example, would not be a reasonable consideration.

Treasurer's Report – Jean Wagner read the report that was approved subject to audit.

President's Report – Bob Worley was unable to attend this meeting.

Reports of Committees

Covenant and Zoning Committee

Cameron spoke of this Committee's work and hope for a good working relationship with the County. They have acted upon two cases (January 2005) that we sent to them in August, and we are hoping for improved response time on future LUR violations.

Park Improvements and Grant Committee - Shirley Franklin explained she had written the grant proposal for \$20,000, and that we should know the outcome in April or thereabouts. She explained that the County acknowledged Bob's letter explaining our 501(c) 4 status as a non-profit organization, as opposed to 501(c)3. Shirley talked about plans in the works for the Park i.e., covered area for parents overseeing the children's play area.

Burlander Committee - Mary Ellen stated the newsletter was mailed out for the 4th quarter, and we should be thinking about articles and information for the upcoming newsletter going out in March.

Defensible Space Committee - Jack mentioned the recent Firewise meeting conducted by John Pawlik, Wildland Mitigation Specialist. Jack said he received some good information from Ranchos and he will write an article for the next Burlander.

Jack also mentioned a wood chipper that is available for a fee with regard to the slash program, which is to be announced.

Membership Welcome Committee – Shirley and Cameron are working on this. New member, Angie Buckley volunteered to head up the "membership

card" and will report on this at the next meeting. Shirley said she had not been able to do anything as yet on updating the Burland brochure.

Unfinished Business

Signs – Cameron is working on a proposal for entrance signs. Jack Roberts mentioned they should be "break-away" signs for accidents. We should also obtain approval from the County Road and Bridge Department for posting.

New Business

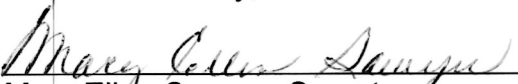
Cameron mentioned that we had received a proposal from AT&T/Cingular for leasing tower space on Bailey Mountain. He explained that we currently have a contract with Nextel for which we receive \$1400 month rent. Copies of this letter and proposal were distributed for review.

Motion was made and approved for Bernie Spivak to become the District #2 Director. Mary Ellen will provide Bernie with a copy of the District 2 area.

The meeting adjourned at 11:45 a.m.



Robert G. Worley, President



Mary Ellen Sawyer, Secretary

AGENDA

REGULAR MEETING OF THE BURLAND HOMEOWNER'S ASSOCIATION 2/12/05

- 1) Determination of Quorum (5 Active Members)
- 2) Speakers: Commissioner John Tighe and Park County Officer
- 3) Reports of Officers
 - a. Treasurer's Report
 - b. President's Report
- 4) Reports of Committees
 - a. Covenant and Zoning Committee – Cameron Wright
 - b. Park Improvements and Grant Committee – Shirley Franklin
 - c. Burlander Committee – Mary Ellen Sawyer and Jean Wagner
 - d. Defensible Space/Fire wise Community Committee – Jack Roberts
 - e. Membership Welcome Committee (membership card, brochure to welcome new residents, etc.) – Shirley Franklin
- 5) Unfinished Business
 - a. Entrance Signs
 - b. Park Equipment (slide modifications)
 - c. Director vacancies – Dist 2
- 6) New Business
 - a. AT&T / Cingular proposal for lease
- 7) Open Forum