

Burland Homeowners Association, Inc. Meeting

April 11, 2015

Board Members

Carrie Hurich
Jim Aitkenhead
Melissa Hurich
Jim Glenn
Mary Ellen Sawyer
Pat White
Sue Glenn
Roger Sawyer

Members

Bill and Janeen Egget

Associate Members

Tom and Karen Roxburgh (Trails West)

The meeting was called to order at 9:00 a.m. by President Carrie Hurich who determined there was a quorum.

Minutes of the March 14, 2015 meeting were approved as read.

President's Report

Carrie welcomed everyone and introduced Rick Kirwin who was new in attendance. Rick was there to talk about the recent letter he had received as his residence being a nuisance and annoyance to the neighborhood. Carrie reviewed the complaints i.e., noise, parking issues, bon-fires and that it appeared to be a vacation rental via their web site. In regard to outside fires, she reiterated that in order to have a fire, you must have a permit from the Fire Department, and even with a permit, you must advise the Fire Department of any intended fire. Rick said that he and his son live there. Carrie said we have no concern if and to whom they might be renting to via their web site; but they must abide by our covenants. Rick said that apparently there may have been a problem of noise from a friend of a friend and that their fire pit may have been as a result of ignorance on his son's part, but that had been removed. Carrie said that our letter was sent to the legal address as listed, and asked Rick to please leave his main contact address on the sign-in sheet. (He did so and his contact address is the legal address as our records show. He also stated that that is his primary address and he is only at the Lark Lane address part-time.)

Carrie reminded everyone that if they hadn't already paid, that 2015 membership dues are due.

New Neighbors Letter – Carrie will provide new Burland resident information to Pat.

The Treasurer's report was approved as read.

Trail Work Outsource – Jack said he intended to meet with the person at Staunton Park; however Jack was ill and not able to do so. Jim Aitkenhead said he had talked with someone who was interested in this project and he would get a quote from him.

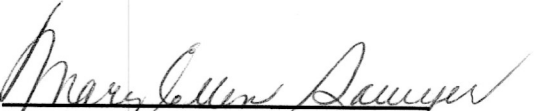
Mail Boxes – Jim Aitkenhead said he had been traveling and unable to talk with the Bailey post master and he would do that this next week.

Park Lights – Melissa and Jim A. are co-workers on this project and will work on getting bids which are to include the trenching.

The meeting was adjourned at 9:15 a.m.



Carrie Hurich, President



Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MONTHLY MEETING AGENDA

April 11, 2015 9:00am

*Called
Carolyn*

MONTHLY MEMBER MEETING (Open to All Burland Residents)

- I. Call To Order ✓
- II. Review and Approval of Prior Meeting Minutes ✓
- III. Welcome Guests – no scheduled guests
- IV. Presidents Report
 - a. Dues are due
 - b. New Neighbors Letter – Pat I will get you the owners, sorry for my delay
 - c. Trail Work – Any info from Staunton people on help for hire?
 - d. Jim A – Any update on the mailboxes? Did you meet with Bailey postmaster (Joe McMahon)
 - e. Lights at the park? Do we want to resume this?
- ✓ V. Treasurer's Report
- VI. Any new business?
- VII. Close of Burland Residents Meeting

*Jim & Len
picnic?*

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

- I. Review and Approval of Prior Executive Meeting Minutes ✓
- II. Treasurer's Report ✓
- III. Covenant Violations Report and Update
- IV. Presidents Report
 - a. School Interviews – 4.22.2015 at 8am
 - b. Communications of Behalf of the HOA

Situation	Responsible Party for Communication
Talking to the press	Carrie & Mary Ellen
Phone call about a district	District Director
Inquiries about issues outside of your district	Please contact Mary Ellen
General email Q&A sent to the email account	Carrie & Mary Ellen
Real Estate Questions (covenants & animals)	Mary Ellen

- V. New BOD Topics/Issues

Burland Homeowners Association, Inc. Meeting
April 11, 2015

EXECUTIVE SESSION

Board Members

Carrie Hurich, President
Jim Aitkenhead, Vice President
Jim Glenn
Pat White
Melissa Hurich
Sue Glenn

Mary Ellen Sawyer, Secretary
Roger Sawyer, Treasurer

The meeting was called to order at 9:20a.m.

Minutes of the March 14, 2015 were approved as read.

The Treasurer's report was approved as read. Roger mentioned that we are in a position to invest \$20,000 more; however, after discussion, it was decided to wait until we are further along with the proposed outsourced trail work, and lights at the Park.

President's Report

Covenant Violations - No new complaints.

Communications - Carrie reviewed the communications protocol the Board is asked to follow. She also mentioned that when we blind copy the Board on communications to an outside party on a particular issue that we ask that no one further communicates with that outside party on that issue. Also, all financials are confidential and if you're talking with your banker for example, our financials are not to be discussed.

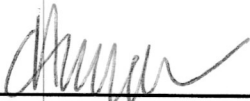
Scholarships - Carrie announced that the scholarship interviews are scheduled for Wednesday, April 22, 2015 at 8:00 at the high school. Mary Ellen furnished copies of the applications and questions to Jim A., Melissa and Debbie (to Jim) and they will review the applications and let Mary Ellen know within a few days, the 5 or 6 applicants they would like to interview. Mary Ellen noted again that this is confidential and that the winners will be announced by Carrie at the Awards Ceremony at the school in May.

Property Adjacent to Park - Jim Glenn said he there was a geology presentation and video which he had posted on Pinecam. He gave a copy of the information to all present, which included a response to this announcement from Rob Elsner who recently purchased property adjacent to the Park. Rob says in his response that he plans to build there and would be "up for donating the peak and south side of the property to the Park but I am less than an acre away from an outside water well and I intend to acquire that by purchasing and adding acreage from neighbors, so I would need water rights in exchange (I want a greenhouse, legally) and those

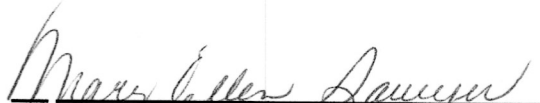
are tricky.” He further stated that he intends on placing a few web cams at the peak and adding those to Pinecam. He states that he is very excited to build, but has been advised by a few people and a lawyer that there are large liability issues having the peak accessible. He further states that he is going to contact Verizon “since their tower is on my property...” There was discussion about a possible survey being conducted as we know that Verizon is on our tower, and it is not on Elsner’s property. This is a very sensitive issue and Carrie stated we will consult a surveyor regarding property lines.

AT&T Tower Modification – Justin Axline (MW Site Acquisition Manager-RMR) who has been contracted by AT&T to oversee the modification to the AT&T tower on our property conducted a question and answer period and provided in-depth knowledge of the proposed modification which resulted in a very lengthy discussion on very important aspects and concerns on our part of the modification. Justin stated that they planned to transport the equipment via helicopter and may possibly want to use the park area for landing. Mary Ellen mentioned that we have reservations at the Park during the timeframe involved and that information will be provided to Justin. Also, Mary Ellen will contact Cameron Wright concerning a “park closed” banner that he may still have if it is needed. They would like to begin this work May 1, 2015. In the end, Carrie stated that we would consult with our attorney before finalizing anything.

The meeting was adjourned at 10:30 a.m.



Carrie Hurich, President



Mary Ellen Sawyer, Secretary