

Burland Homeowners' Association, Inc. Meeting

March 14, 2009

PRESENT:

Cameron Wright	Jean Wagner
Jacque Roberts	Pat White
Jack Roberts	Mary Ellen Sawyer
Roger Sawyer	Diane Glover
Craig Fisher	Rory Fisher

The meeting was called to order at 10:00 a.m. It was determined that there was a quorum.

Minutes of the February meeting were approved as read.

President's Report

Cameron stated that our Vice President position was open since Dave DeHoff had moved to Texas. The Vice President (under the current by-laws) oversees the covenant violations. Directors oversee their respective areas with regard to covenant complaint calls and/or any other information a resident may want or need.

Mr. Hayes is to be in court on March 16th regarding his property on Eagle Trail. The property on Lo Meadow was discussed as we had had a recent complaint. Jack stated that he had been aware of that property and had observed that the owner had made a huge effort over the past few years to clean up the property; however, there was still work and clean up to be done. We did send a modified "first" letter to the property owner, noting his efforts and our appreciation for that; however, asked him to continue his clean-up efforts.

Cameron explained that the foot bridge is nearly finished. He elaborated on the difficulty of getting the supplies, particularly, concrete up the mountain to the working site. He had looked into pack horses; however, learned that would be a problem in getting the horses turned around, so they used an ATV part way, and then, a 4-wheel drive unit to get the 70 bags of concrete up, and in the process, lost 6. It was a back-breaking job.

Cameron introduced Sarah McDonald from Colorado Open Lands which is a State land trust that works with landowners to create a Deed of Conservation Easement to protect conservation values of the property in perpetuity.

The land adjacent to the park which is a 34.117 parcel is available as a conservation easement and Sarah explained that process and how we might take this into consideration. COL conducts due diligence review to determine the ownership and values of land to be put under easement and this includes title review, mineral report, appraisal, and a baseline report, costs being paid by the landowner. The landowner has paid to obtain a preliminary appraisal for the property with a hypothetical conservation easement and this has indicated a "remainder property value" between \$56,000 and \$69,000. They would like for the "buyer" to pay for a management plan (survey, recent title, etc.).

Under a conservation easement, no building is permitted; however, a recreation type (club house) would probably be acceptable. Cameron stated that there would not be any tax implications; however, it would affect our insurance. In addition, there would be attorney fees, closing costs, etc. Mary Ellen said that her preliminary research indicated that grant money may possibly be a consideration; however, this has not been confirmed.

A lengthy discussion followed. We will consult with our attorney prior to proceeding.

Park and Trail

Jack provided information on the proposed vault toilet. Jack stated that such a facility would only have to be pumped once a year as opposed to the current weekly pumping. Jack provided literature and photos of different types of units. Last year, our choice of unit was \$25,000; however, the costs have probably increased. Jack will look into current prices. There was discussion on our well and getting water to the toilet. It was noted that the well has not been functional for many years.

Jack also provided information/samples/costs and "proofs" for trail signs provided by Zuni Sign Company (Evergreen). Jack will look into buying posts for the signs locally. It was motioned and approved to move forward with purchase of the signage.

Jack said he had contacted Coalition for the Upper South Platte regarding their assistance in our chipper project and we have dates of September 18-19, and on October 2-3, if needed. We will have an article in the Burlander regarding this project. Jack mentioned that Mark Herndon was once again his contact at CUSP, with the departure of Ryan Staychock.

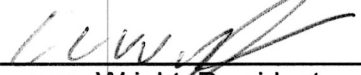
Burlander

Mary Ellen reported that the newsletter is being drafted and she has several paid advertisers to date. Diane Glover mentioned emailing the Burlander; that this might be a good "cost saving" thing to do; however, there are many members who do not have email, and there are many property owners who are not members, so this may not be a viable consideration.

Treasurer's Report

Roger presented the treasurer's report which was approved.

The meeting was adjourned at 12:15 p.m.


Cameron Wright, President


Mary Ellen Sawyer