

Burland Homeowners' Association, Inc. Meeting

June 9, 2007

PRESENT:

Cameron Wright
Dave DeHoff
Roger Sawyer
Jack Roberts
Sheri Lauk, IMHS
Kevin Lee, Phones West

Dick Scofield
Linda DeHoff
Mary Ellen Sawyer
John Pawlik, Platte Canyon Fire District
Sharon Winterrowd

The meeting was called to order at 10:10 a.m. It was determined a quorum was present.

Minutes of the April and May meetings were approved as read.

Cameron introduced John Pawlik, the Fire Mitigation Officer with Platte Canyon fire District who spoke about Firewise Community USA which is located in Quincy, Massachusetts. Firewise Community USA is a nationwide program encouraging the community to work together in a concerted effort to protect our individual property and as a whole community from fire. There are grant monies available and Firewise Community USA could assist us with grant criteria and where to apply. John stated we should form a Firewise Board in Burland which could possibly include Burland Meadows and Trails West. John would act as a liaison and provide assistance wherever possible, along with Firewise Community USA.

John emphasized the importance of our individual responsibility as far as fire mitigation and that every homeowner must do their part. There will be a slash collection on June 23 and 24, and September 15 and 16 and again emphasized the importance of thinning trees and fire mitigation around our homes. John asked for volunteers to support the scheduled slash days, stating that if they could have 3-4 people working ½ days it would be very helpful and appreciated.

Jack Roberts stated that he knows of an individual in his neighborhood who has expertise in wild land fire and who he believes would be very interested in possibly heading up such a Board and providing leadership in this regard. John stated that once we get things in place, he will provide a lengthier presentation and more specifics on the Firewise Community program.

Kevin Lee with Phones West was then introduced. Kevin stated that Phones West who has had a contract with the County for the past twelve (12) years expired this past April and they are very interested in acquiring space on our tower and a contract with the BHA. Kevin said that the State (Colorado State) does not want any commercial companies on the same tower as government agencies i.e., Denver Water, Cheesman Reservoir, CS Patrol, etc. consequently, Phones West must seek other arrangements.

Kevin stated that in approximately 1997, probably sometime between February and September of that year, the County contracted with Phones West whose sub-tenant was Com-Net (which is now Verizon). Phones West provided a Receiver Combiner to the

County as a trade off to locating their transmitter on the tower. Burland Homeowners' Association took issue with this contract as they believed it was illegal for the County to sub-lease. Since Phones West had already contracted with Com-Net and to avoid a possible law suit with Com-Net, the County agreed to a compromise and in accepting \$500 per month from Phones West, and it was Kevin's belief, would escrow this money until the end of the contract with the County. At the conclusion of the contract, the money would be paid to the Burland Homeowners' Association. Kevin was asked to furnish a copy of the contract for our information and record.

Kevin stated they provide a paging service for approximately 2300 customers system wide. Mt. Bailey would cover about 180-200. Kevin stated they proposed to pay \$175-\$200 per month for their proposed tower space with us. Cameron asked if they had considered other options such as possibly Dick Mountain as our tower rent is not anywhere in the area of what he was proposing. Kevin was not familiar with that site but stated he would look into it. Phones West will also give us a written proposal for review and consideration.

Shari Lauk and Sharon Winterrowd gave a brief overview of the Intermountain Humane Society which is currently located near Pine Junction. They are currently working in crowded conditions and unable to house dogs. Consequently, dogs and puppies are housed exclusively in foster homes. They are always in need of foster homes and of course, their long term goal is a permanent long term home. Any donations are welcome toward a new facility for which they are currently developing a new plan. They are trying to get the word out to the community about their organization, their need for foster care and for donations for a new facility. Mary Ellen will include an article covering IMHS in the next Burlander.

Reports of Officers

President's Report

Cameron reported he had heard nothing from Sprint/Nextel so we are expecting their current contract to continue.

Cameron stated that apparently the County had suggested to Verizon that we would possibly provide volunteers to water trees that Verizon is required to plant on Mt. Bailey. This was not very well accepted by anyone present at the meeting. It was the general consensus of opinion that there is no water resource, nor volunteers to perform such a task.

Covenants and Zoning

The property at 5016 PC Road 72 now has a dumpster in place and we are hoping that this is a sign that it is being cleaned up. Cameron will monitor and give it a month or so to see what progress may be made.

A first letter was mailed to the property owner of 1354 Burland. The complainant on this property and 1362 Burland emailed a message that apparently there is

some activity at 1362 Burland address indicating some intent to clean up. We will not be taking any action on this property at this time.

Park Improvement/Grant Committees

Several directors met at the Park on May 26th to review the improvement ideas presented earlier, and prioritize them. It was agreed that a retaining wall was needed particularly at the basketball court site, and to move the swings away from their current location. The retaining wall around the Pavilion would be something to include when Shirley writes the grant request which is submitted in October. It was also mentioned that costs incurred for the basketball court retaining wall might also be included as a part of the grant for which we could be reimbursed.

Roger presented information from two landscape contractors. One was for manufactured/engineered stone and one using more natural rock. There was discussion on the engineered rock vs the natural rock with regard to vandalism, etc., and whether or not we needed a drainage system included. Cameron requested that Love Excavating also be contacted for a third proposal. Roger will contact Love.

Jack reported that dates for working on the trail at Mr. Bailey are June 29th and 30th and volunteers are needed to assist in this project. Mary Ellen will post this on www.pnecam.com, and at the Park.

Burlander

Mary Ellen reported the quarterly Burlander newsletter will again be published in July and article ideas are always encouraged and welcomed.

Treasurer's Report

The treasurer's report was read and approved.

Roger noted that he plans to talk with a CPA regarding the tower income. The documentation that our bookkeeper had provided regarding taxes on the tower income was not returned by the attorney that we had talked with earlier. We will ask our bookkeeper for another copy for our reference when he talks with the CPA.

Unfinished Business

Dave DeHoff reported that the scholarship project was completed and awarded to Aryn McCall. Mary Ellen has contacted the Flume attempting to have an article published covering this scholarship and our giving back to the community in this way. We feel that we are deserving of some recognition since it was not published earlier when the Platte Canyon seniors were acknowledged in the Flume.

Cameron continues his efforts to get a firm commitment from the County on getting the subdivision sign in place. The person who he met early on at the site stated that they had no objections and we paid the County a fee of \$400. They are now waffling on their earlier commitment and he is trying to resolve this with the County.

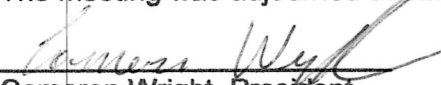
Roger continues to work on the locked mail box project. Ms. Lamping (our post master) is unavailable and unresponsive, as well as her supervisor. He will continue to pursue as he tries to come up with an innovative way to speak with these people.

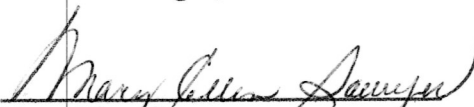
Cameron reminded everyone that the Annual Meeting and picnic is July 14th. Everyone is encouraged to attend the Annual Meeting where elections will be held, with the picnic after. BHA will provide burgers, hot dogs, table service. You are asked to bring a dish to share. Mary Ellen noted that the Notice of the Annual Meeting mailing will be prepared and mailed by June 14th and a similar notice sent to the Flume.

New Business

None. "

The meeting was adjourned at 12:30 p.m.


Cameron Wright, President


Mary Ellen Sawyer