

Burland Homeowners Association, Inc.
General Meeting Minutes
May 11th, 2019

Board Members

Jim Glenn
Pat White
Jack Roberts
Sue Glenn
Debe Whitford
Carrie Marsh

Members

Ken Barrios
Margret Kline
Michelle Peterson
Tim Peterson
Mark Evert
Kris Otto

Members

Jim Moore
Charlotte Wytias

Non-Members

Barry Tollefson
Jeff Ravage

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

The minutes of the April 13th, 2019 meeting were approved as read.

Welcome and introduction to guests.

President's Report - Jim Glenn:

* Senior Alliance of Platte Canyon (SAPC).

- 1) still needs volunteers for transportation
- 2) Voucher funded in future. Turn in by the 7th of following month
- 3) Mary Anne and Chris Larson still searching for funding
- 4) Senior Coalition News letters will stop unless you notified
- 5) RAC meeting in Fairplay May 30th 10am-12pm 880 Bogue Fairplay Community Center

* Bailey Day costume rentals sponsored by Lyn and Bill Kulenburg at Lynwood Park

* Jim to speak with David Shipley regarding concerns by board-MOU not signed yet

Jim Moore Broad Band Survey Results:

94 responses received

96% wanted higher speeds

The question asked is are you willing to pay to get broadband

YES= 50%

MAYBE= 43% dependent on cost

NO= 7%

Need to figure a way to get more of Burland involved in HOA as over 50% are non-members

Thanked Keith Doubleday for donating the projector and an extra bulb to HOA

- 10) License to enter will need to be given by Jim Glenn and Jack Roberts
- 11) Foot traffic and helicopter traffic only

Jim Glenn: Tom McGraw Park County Sheriff (6 mos.) updates since in office.

Debe Whitford: To contact Chip (Cut Throat Café) for Annual Picnic catering (Beef Brisket) possible fire ban for that time.

Jim Glenn: Annual Picnic is July 13th, 2019 at 10:00 am. We will be electing our Officers and Directors. You will need to be a paid active member 30 days prior to our July meeting to be eligible to vote. If your address is not considered Burland Ranchettes according to the Park County Assessor's office, unfortunately you are not able to vote at this time.

Pat White: Park County Planning Commission to discuss the Land Use Regulations(LURS) these meetings are every Thursday.

Jim Moore: To add Road and Bridge phone number (719)836-4277 to web site.

Debe Whitford: Dave Sitko was unable to attend so she handed out copies of possible water tests we may want to have done (no Bias to other water testing companies).

Pat White: You are also able to get a state water kit and the Bailey substation for a free Radon test.

Carrie Marsh: Things change year to year so it is recommended to have tests at least every other year.

Treasurers Report: Jack Roberts read treasures report and it was approved by board

Old Business.

- 1) Dogs-No attendance from Janie McCarty
- 2) Carrie Marsh: Red White and Bailey: This is still new to Bailey, but please when you see a Business with a flag please compliment them for having or for a business without please suggest a flag.

New Business:

- 1) **Charlotte Wyatis:** 9 Health Fair will be at Aspen Ridge Church for both Veterans and spouses.
- 2) **Tim/Michele Peterson:** Would like to suggest Covenants be looked into regarding garages and sheds. Also, stating covenants are able to be changed every 20 years.

Meeting Adjourned: @ 10.51 a.m.



Jim Glenn, President



Debe Whitford, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC.

GENERAL MEETING AGENDA

May 11th, 2019

- I. Call To Order
- II. Review and Approval of Prior Meeting Minutes
- III. Welcome to Guests
- IV. President's Report
 - a. Seniors Alliance of Platte Canyon (booth at Bailey Day "Tell us about your Grandma")
What done? Handouts for seniors, 5 contacts magnet, volunteers drive seniors to med appointments, board members met with Governor, Senator, Representative's staff, funding organization in Springs, (PPACG) and Denver (DRCOG). Formed corporation with state, opened checking account, drafted mission and vision, Swing Shift Dance on July 28th, Requested office at Bailey Community Center (83 Main Street), \$500 donated so far.

Future: Poker Fundraiser at Mad Jacks on July 17th, Senior Expo in October, possibly at Platte Canyon HS, speaking at Chamber, Silverset, Senior Coalition, Forming support committees: Adopt a Senior, Social Activities, Transportation Funding, Fundraising, Education.
 - b. David Shipley MOU Broad Band (MOU signed, invoice will be forwarded)
- V. **Jack Roberts** – Any Firewise/FAB News
- VI. **Jim Glenn**: Bailey Day June 22nd (flyer for Bailey Day & Costumes)
- VII. **Jim Glenn**: Annual Meeting/Picnic July 13th at Weakland Fawkes Park at 10:00 am. Chip with Cut Throat will be catering but we still need side dishes and desserts. He will also bring potato salad and throwing in coleslaw as well. Leftovers go to Platte Canyon Fire Department. Election of directors. There is one opening for a director. Must be member for 30 days to vote or be elected as a director.
- VIII. **Jim Glenn**: Update from our 2018 scholarship winner Alison Kulesza by email.
- IX. **Pat White**: possible LUR county updates
- X. **Carrie Marsh**: Updates for Red White and Bailey
- XI. **Treasurer's Report**
- XII. Old Business: updating covenants (requirement to change covenants?)
2nd Shed on property. Attached garage + outbuilding okay (detached garage or shed)
- XIII. New Business

BURLAND HOMEOWNERS ASSOCIATION, INC.

GENERAL MEETING AGENDA

May 11th, 2019

- I. Call To Order
- II. Review and Approval of Prior Meeting Minutes
- III. Welcome to Guests
- IV. President's Report
 - a. Senior Alliance of Platte Canyon (transportation, education, funding, social)
 - b. IREA: Votes the Winner was Duke Dozier 1,547 39.8%, 2nd place was Steve Roesher 1,249 32.1% and 3rd place was Peter Smith 1,094 28.1%
 - c. Broad Band update by **Jim Moore**
 - Survey Results
 - Hurdles enroute to broadband destination
 - Suggested questions for board to ask South Park Telephone
- V. **Jack Roberts** – Any Firewise/FAB News
 - a. Cusp, Jeff Ravage Mount Bailey utility Coordinator Erosion Repair
- VI. **Jim Glenn**: Tom McGraw updates from the Flume
- VII. **Jim Glenn**: July 13th Annual picnic ideas
 - a. Banner for advertising?
 - b. Posts for banner?
 - c. Food, main course?
 - d. Large portable grill.
 - e. Any other ideas
- VIII. **Jim Glenn**: Firebans and Park (grill covers)
- IX. **Pat White**: Park County updates
- X. **Dave Sitko**: Water testing
- XI. **Treasurer's Report**
- XII. Old Business: Dogs running loose on sled hill off of CR 72 and Pine Trl
- XIII. New Business

Burland Homeowners Association, Inc.
Executive Meeting Minutes
May 11th, 2019

Board Members

Jim Glenn
Pat White
Jack Roberts
Sue Glenn
Debe Whitford
Carrie Marsh

Guests:

Kris Otto
Eric Lybarger

The meeting was called to order at 10:50a.m. and it was determined there was a quorum;

The minutes of the March 09th, 2019 meeting were approved as read.

Kris Otto Complaint: 17 Kit Lane regarding 3 properties

- 1) Kim Marsh 5196 CR 72 vehicles and trash
- 2) Teresa Eileen Mullins 5130 CR 72 trash and abandoned appliances
- 3) Konrad O Oker Jr. 5222 CR 72 vehicles and trash

Ms. Otto had valid complaints for trash and broken-down vehicles. She has already been in contact with Park County and has spoken with Dominic. After seeing pictures Ms. Otto brought, the board agreed to send our first complaint letter. Debe Whitford will mail out letters. The second complaint letter to follow after thirty days from the first letter if no response.

Eric Lybarger: Evergreen Investing

- 1) Gave Burland HOA'S current allocation (current portfolio), as captured on 05.10.2010
- 2) The current risk rate is at 35
- 3) Gave our individual performance report as well.
- 4) Our rate of return allows the use of \$1900.00 per month without effecting investments. The last time he met with us it was at \$1700.00.
- 5) Asked the board if we would like to raise the risk score or keep the same.
- 6) Concerns from the board is due to headed to an election year maybe not to raise.
- 7) This will be discussed by the Board.

Treasurer Update: Jack Roberts follow up Property Tax Exemption with Travis Keenan the Burland HOA'S Attorney.

- 1) 28.266-acre tract on Mt. Bailey in question on Exempt report and how to file.
- 2) He believes the association should alter the way in which it has traditionally completed reports.
- 3) We could possibly lose our status of 3014b but may qualify for another type of exemption.

- 4) Over the past decade the property has evolved to include a cell phone tower that facilitates equipment from a number of cell phone providers.
- 5) Several providers have constructed small buildings to house their equipment and the association now generates more than \$6000 in rent every month.
- 6) The Association is now questioning whether it needs to modify this year's report to reflect the changed circumstances.
- 7) **Section 4 of the report**, he recommends that the Association use the Park County Assessor's estimated value of \$49,480 vs the estimate of \$15,000.
- 8) **Section 6 of the report**, he would still indicate that the Property's primary use is charitable, and the cell phone tower is ancillary.
- 9) **Section 7 of the report** he recommends reporting the open-air pavilion the same as we have previously. However, He would also list the buildings that are now present on the property and indicate that they are used to house equipment for the cell phone tower.
- 10) **Section 9 of the report** he recommends reporting the same information the Association has previously reported regarding the park. Add the words wildfire protection.
- 11) **Section 13 of the report** he recommends the Association respond that Park County used the property with an unknow number of uses, unknow number of hours, and used the entire property resulting in \$1.00 received by the association. Next list the cell phone providers and indicate each has used the property and list number of hours as continuous. List the amount of rental revenue received from each cell phone provider.
- 12) **Look into Government lease Exemption**

Jack Roberts would like everyone to go over 3 page document from Travis and get a better understanding and we will discuss at the next meeting.

Jim Glenn: will get scrapbook photos for picnic.

Jack Roberts: request 4 hardhats with face shield & hearing protection. Also, would like 4 pair of chaps. They can offer added safety for chainsaw mishaps. Amounts are roughly \$80 a piece for hardhats & \$89 each for chaps. Motion to approve from Pat White & Carrie Marsh second with approval of 4 pair each & no need to get approval for amount as long as around the same agreed amounts.

Brandon Shultz offered to donate his services at Pat Escobar's mitigation project. He has his own mitigation business and could possibly be a business that the HOA may offer as a Burland approved mitigation company. That will be determined.

Scholarship for Platte Canyon Senior: Jim Glenn/Pat White: The 2019 Scholarship winner is Joshua Rummelhart. He is a hard worker and recently featured in the Flume. Jim will send the runner-ups letters to inform. Joshua will be attending the School of the Mines here in Colorado.

Debe Whitford: When we receive Joshua Rummelhart information will forward to Jack Roberts for the Scholarship Checks.

Jim Glenn: Annual Picnic.

- 1) Jack Roberts to check into a picnic Banner with Vista Print
- 2) Debe Whitford will confirm with Chip @ Cut Throat what is expected for main course.
- 3) Carrie Marsh will supply all picnic supplies and submit for reimbursement.
- 4) All to bring any coolers they have for ice.

Jim Glenn: Will speak with David Shipley on Tuesday with South Park Telephone regarding MOU and accountability.

Jack Roberts: Ken Barrios will submit hours for cleaning of park directly to Jack.

Debe Whitford: Lisa with Crow Hill Bible Church wanting to reserve park from July 21st thru July 26th for morning hours from 8:30 am to 12:00 pm. Board decided if they are still in need this will be a \$50 non-refundable cleaning deposit. She will contact Debe Whitford if still needed while the church is being renovated.

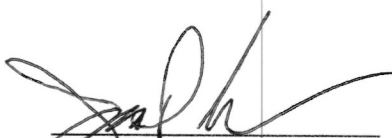
Pat White: Road and Bridge LURS to be discussed in the next Commissioners meeting.

Treasurers Report: was read and approved by board. Rise is back on board with payments.

New Business:

- 1) **Eric Lybargers** risk score to either raise or keep the same. Board agreed to keep the risk score of 35 (currently at 38 but Eric is about to reset back to 35).
- 2) **Jim Glenn and Debe Whitford** to look into signs for the Park showing reserved and no parking in from of the gate.

Meeting Adjourned 2:00 p.m.



Jim Glenn
President

Debe Whitford
Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC.

EXECUTIVE MEETING AGENDA

May 11th, 2019

- I. Call to Order
- II. **Guest:** Chris Otto possible complaint
- III. **Guest:** Status and Investments Eric Lybarger
- IV. Review and Approval of Prior Meeting Minutes
- V. **Treasurers update:**
 - A. Travis Keenan Exempt Property Report Schools/Charitable Purposes
- VI. **Jack Roberts:** Firewise
 - a. Request for 4 hardhats and 4 pair of Chaps
 - b. Firewise/FAB updates and meeting May 4th
- VII. **Jim Glenn:** Scholarship updates (Pat White, Shawna Roberts & Jim Glenn)
- VIII. **Board:** Annual Picnic decision on ideas from General meeting
- IX. **Jim Glenn:** Ken Barrios accepted our offer as Park Caretaker (agreement signed)
- X. **Jim Glenn:** updates regarding Broadband and David Shipley
- XI. **Board:** Lisa with Crowhill Bible Church park rental and cleaning deposit.
- XII. **Treasurer's Report** – Jack Roberts
- XIII. **Old Business:**
- XIV. **New Business:** Debe

Final - park maintenance agreement for board to review

jimglenncolorado <jimglenncolorado@gmail.com>

Wed, May 1, 2019 at 8:26 PM

To: Pat White <Golf4Fun347@aol.com>, Jack Roberts <jjroberts1972@gmail.com>, "Debe Whitford, Dist 8" <debeisadolphin@yahoo.com>, david sitko <firewisebrhoa@gmail.com>, Carrie & Gene Marsh <carriemarsh@carriem.com>, Shawna Roberts <shawna4x4@gmail.com>, Sue Glenn <suziglenn3@gmail.com>
Cc: Jim Glenn <jimglenncolorado@gmail.com>

Board,

Here's updated park contract for Ken Barrios. Based on input from the board:

- I removed references to Jenny Stolzman
- Added to duties, "monitoring park, being our eyes and ears"
- Added additional cleanings can be approved by Secretary, as needed

If board approves, Debe Whitford and I can present to Ken Barrios.

Jim

The Burland HOA is hiring a Park Custodian to maintain Weakland Fawks Park and to monitor the park, that is, be our "eyes and ears" on a regular basis. Job description:

It isn't an hourly thing, it has always been twice a week cleaning usually once during the week and once on the weekend unless there are parties, then as much as needed to accommodate reservations. Typically 30 mins to an hour depending on condition of park each time. So average 1-2 hours per week.

- 1) Bring a bucket of hot soapy water and wash tables/benches each time
- 2) Pick up all trash in park, grills and parking lot
- 3) Check outhouse if it needs more TP and sweep the floor/ pick up trash
- 4) Blow or sweep pavilion concrete pad as well as basketball court
- 5) Blow off all playground equipment and rubber mats
- 6) Make sure all swings and benches are clean from spills and other things
- 7) Report any problems or damage (extra set of eyes)
- 8) Check with Secretary, Debe Whitford, for dates of pavilion reservation to schedule around them

Salary:

1-2 hours per week at \$40 per week or \$160 per month. Cleaning supply receipts (bags, TP, soap, etc) turned in monthly and paid by HOA. Turn in receipts and monthly cleanings to Debe Whitford or Jack Roberts for payments.

First cleaning in Spring:

Each spring do a spring cleaning of all the mud, rocks and such that made its way into the pavilion and other items so it has a fresh start (as much as you can do for a park in the woods). First cleaning each spring may require an additional cleaning. If a 5th cleaning is needed in May or later, advise secretary, Debe Whitford, 720-397-9000, debeisadolphin@yahoo.com for approval. Cost for that month would then be \$200 plus supplies.

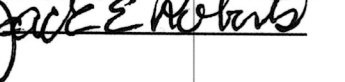
Ken Barrios



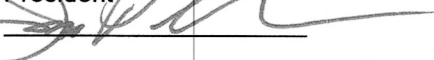
Debe Whitford
Secretary



Jack Roberts
Treasurer



Jim Glenn
President



Firewise updates - Jack Roberts:

- ***Shelby Edwards** with PCFD volunteered to help with mitigation when available
- * Need volunteers for Firewise board

Saws and Slaws Mitigation Projects (Weather Permitted)

- 1) June 01, 2019 Pat Escobar 48 Chickadee Lane
- 2) June 02, 2019 Sharon Horn 215 Juniper Lane

6 more properties pending

Carrie Marsh and David Sitko will be organizing a Chipper Day in late summer or early autumn. The Platte Canyon Fire Department will be hosting this event so we don't want it to be in their peak season.

In order to be eligible for mitigation or the chipper day provided by the HOA it is required that you be an active Burland HOA member.

FAB update - Jack Roberts:

Wildfire preparedness day presentation went well. Over 70 people attended.

Be aware and prepare and have a Firewise home

- 1) 0-5 feet ignition
- 2) 5-30
- 3) 30-100

The focus will be on 1-2 due to most fires are from ember storms.

We all have to have an evacuation plan. Children and Elderly families especially have to have an evacuation plan. Also, ask your neighbors if they a plan or need assistance.

FAB will be starting with areas having only one way in and one way out first.

Bailey Day we will have a joint booth with FAB/PCFD and Firewise

CUSP (Coalition of the South Platte): Jeff Ravage Erosion Repair Verizon:

- 1) **Back Hoe Erosion**
- 2) **Revegetation**
- 3) **Water bars**
- 4) **Thank you, Mams,**
- 5) **Fencing**
- 6) **No social trail**
- 7) **Logging**
- 8) **Reduce amount of fuel by reducing slash and spread seed**
- 9) **Grasses and shrubbery**