

**Burland Homeowners' Association, Inc. Meeting**  
**January 14, 2006**

**PRESENT:**

Cameron Wright, President  
Mary Ellen Sawyer, Secretary  
Roger Sawyer, Treasurer  
Shirley Franklin  
Glenda Price Marshall  
Shawn Harding

Jean Wagner  
Jack Roberts  
Jean Wagner  
Dave DeHoff  
James Price

The meeting was called to order at 10:15 a.m. and it was determined there was a quorum present.

Minutes of the December meeting were read and approved.

**Reports of Officers**

**President's Report**

Cameron presented the first and third Christmas lighting contest winners to Glenda Price Marshall (133 Beaver Trail) and Shawn Harding (419 Pinon), \$100 and \$50 respectively. A check for \$75.00 will be mailed to the second prizewinner, Doug and Heidi Bode, 851 Sleepy Hollow, as they were not in attendance. All winners receive a one-year free membership to Burland Homeowners' Association.

Cameron reported that he and Jack Roberts met with the Colorado State Forest Service regarding the upcoming plans to build a trail up Bailey Mountain at the Park. (Jack to elaborate on this later in the meeting). Cameron did state that we will need as many volunteers that we can gather for this project.

Cameron also reported the Wispertel lease is still pending. He had discussed the new provisions of the lease; however, the renegotiated lease received in the mail differed from the earlier discussion. Cameron will be working on this further with Wispertel.

**Treasurer's Report**

Roger Sawyer presented the Treasurer's Report that was approved subject to audit.

**Legal - Covenants and Zoning**

Bill Hudgins, our Attorney was unable to attend. Cameron briefly discussed two quotes recently received for Director and Officers' Liability insurance and mentioned that Bill is also working on similar insurance. We will be working with Bill in helping us decide on the terms, limits, etc., of insurance that would be appropriate for our organization.

Cameron mentioned that he had again called the owner of the property at 571 Yellow Pine, as well as his father who lives on Conifer Drive and who is supposed to be managing this property. The owner lives in Elizabeth, Colorado. We had called and sent them a letter earlier regarding the condition of this property; however, it remains completely trashed. Cameron stated both the owner and his father seemed cooperative and stated they would contact their renter to clean up the property. Cameron told them that we would offer to pay one-half the cost of a dumpster as a good will gesture to assist in the clean up. We will continue to monitor the situation.

There was some discussion on the possibility of our reimbursing a homeowner needing a dumpster after they have cleaned up their property providing it remains acceptable after a six month period. This may be an option to consider.

### **Park Improvement Committee**

Shirley reported that she finalized the contribution fund grant and our grant money now from last year has been zeroed out. She reminded everyone to keep track and report all volunteer hours to her so these hours may accumulated for next year's grant request. She asked for some help to assist on this committee since Elaine Spivak has moved out of the area. Jack Roberts and new member, Shawn Harding volunteered.

### **Fuels Reduction Committee**

Jack reported that he met with Cameron and Ryan of the Colorado State Forest Service at the Park to evaluate and assess the proposed trail enhancements up Bailey Mountain. The initial thoughts are to have a hard surface up to the fire mitigation area and then a small platform area for benches and possibly some interpretation and information signs. Then as you move on up, the trail would widen out with switchbacks so that it is challenging but would not be "straight up" the mountain, and be protected from erosion, etc. Materials used in the construction would be existing soil and rock, water bars, periodic benches, native materials, etc.

Jack stated they believe it would take 8 – 10 working days, weekends and possibly a day or so during the week. Volunteers would be provided hand tools and a Continental breakfast and lunch, and at the end of the project, possibly we could sponsor a cook out for the volunteers and to celebrate the completion. James Price offered to volunteer for this project. Shawn Harding mentioned we might want to invite the Fire Department to take a look at the trail plans.

There will be another on-site meeting to determine the layout of the trail and to set up a calendar for planning. Jack stated we should have the layout of the trail soon and have every hope of completing the trail this summer.

**Unfinished Business**

**Locked Mailboxes** – Roger stated that the status of this project pretty much remains the same. We have set up a new email address, which we are publishing in the Burlander so that anyone who has questions or concerns will have the convenience of emailing. (The email address is burlandho@yahoo.com. Roger plans to contact the USPS in Denver asking for their assistance as we pursue this project.

**Unfinished Business**

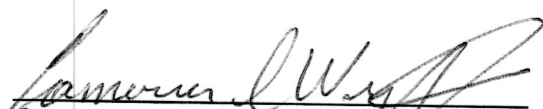
Shirley mentioned that it was her opinion that any reimbursement to Officers/directors must be kept under \$600; otherwise, a 1099 would be required. Roger will contact our bookkeeper for clarification. Our bookkeeper did ask that W-9's be maintained on all Officers/Directors as a matter of record and he will be mailing those for completion and return for our records.

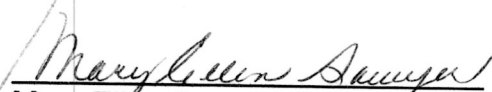
Shirley also mentioned trashcans are being left on the road after the trash trucks have gone. Mary Ellen will put this in the Burlander as a reminder.

It was also suggested we include a reminder on speeding in the Burlander.

Jack mentioned long term planning goals should be established. Cameron asked that everyone give this some thought and make some notes for the next meeting.

The meeting was adjourned at 11:15 a.m.

  
Cameron Wright, President

  
Mary Ellen Sawyer, Secretary

# AGENDA REGULAR MEETING OF THE BURLAND HOMEOWNERS' ASSOCIATION 1/14/06

- 1) determination of Quorum (5 Active members)
- 2) Minutes of last meetings
- 3) Reports of Officers
  - a. President's report
    - i. Park mitigation and future trail improvement.
    - ii. Wispertel lease
  - b. Treasure's Report
  - b. Legal Committee

Insurance.
- 4) Covenant and Zoning Committee Report.
  - i. Status of Pending Complaints.
- 5) Park Improvement Committee.
  - i. Shirley Franklin to talk about current status of Grants.
  - ii.
- 6) Fuels Reduction Committee.
  - i. Jack Roberts to talk about future trails plan in park
- 7) Unfinished Business
  - i. Locked Mailboxes
- 8) New Business
- 10) Open Forum.