

Burland Homeowners Association,

October 14, 2017

Board Members

Jim Glenn
Mary Ellen Sawyer
Pat White
Debbie Kappel
Roger Sawyer

Debe Whitford
Dave Sitko
Butch Kappel
Jack Roberts
Sue Glenn

Members

Gene Durst
Matt Ewton
Dan Lucy

Non-members

Jeff Ravage

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

Minutes of the September 9, 2017 meeting were approved as read.

President's Report

Jim Glenn welcomed everyone. Jim mentioned that the next meeting will be attended by Casey Crain, a contractor for IREA who will speak on the proposed power upgrade in the area. Also, attending the January meeting will be Grant Goble of Living Waters who will provide information on wells, aquifers, etc.

Aspen Trail Status – Jim reported that the Aspen Trail is now complete. (A work of love by Jim Glenn and a team of volunteers.)

Firewise – Dave and Jack reported that the survey had been mailed to the Burland community and adjacent sub-divisions and the results were being evaluated by Fire Chief Mark Wesseldine and others for the mitigation of two properties. Jim asked that they let us know when a date or dates were established so we can get it out on social media.

Treasurer's Report – The report was approved as read.

Park Security/Camera – Jim elaborated on the negative activity at the park, some of which has been drug related. These activities are reported to the Sheriff's Office who has been contacted on a regular basis, understanding they can't be there 24/7; however, all of this has caused our park cleaner an extraordinary amount of work and we don't want our Park to be known as a drug hangout. We are working on the installation of cameras and are fortunate to have two volunteers working on this project. We will need to establish how to best monitor the system, and we want to let the community know about this problem so that they may feel some responsibility and ownership. Jeff Ravage mentioned they have regular game cameras at the slash site.

Mt. Bailey Repair – Three companies were contacted asking for interest in bidding on the repair of the Mt. Bailey damage and only one responded favorably. Coalition for the Upper South Platte has submitted their proposed bid. The bid appears in three phases. Jack volunteered to forward this information to the Verizon contractor, Steve, with a copy to Verizon for their review and consideration.

Park County Broadband Advisory Board

Jim mentioned the Broadband Advisory Board meeting the 2nd Tuesday of each month and invited anyone who may be interested. Matt Ewton, a member, spoke about the internet needs in the community and was there to gain interest in spreading the word to the community. He mentioned a particular website, www.finallybetterinternet.com, asking people to sign up indicating their interest. If they have at least 75, they can apply for a grant. There was discussion about his personal experiences with the lack of service. Jim invited Matt to be on the Broadband Advisory Board and Jim elaborated on the various problems and ideas of what may be done to improve service. Matt was asked to send us an email

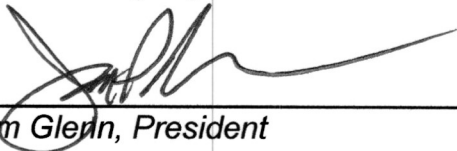
Christmas Lighting Volunteers – Jim asked for judges for this year's Christmas Lighting Contest in Burland and Pat White and Debe Whitford volunteered.

Platte Canyon School Board Election

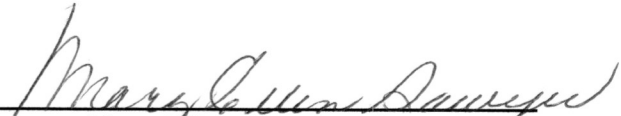
Ballots are mailed out Oct 15. The Platte Canyon Chamber hosted the 6 candidates who are campaigning for 3 open seats on the board.

There was no further business.

The meeting adjourned at 9:45 a.m.



Jim Glenn, President



Mary Ellen Sawyer, Secretary

Burland Homeowners Association, Inc. Meeting
October 14, 2017

ACTION ITEMS

- 1 – Roger - Ongoing/pending camera project at Park.
- 2 – Roger – Reimbursement of 50% of two invoices to Jean Wagner for locked mailbox project.
- 3 – Roger, Jim and Jack – Continue to coordinate and oversee repair of hillside damage with Verizon.
- 4 – Jack/Dave – Let us know when 2 parcels are scheduled for mitigation for media site posting.
- 5 – Debbie Kappel– Ongoing work with Rob for website access and postings.
- 6 – Jack – Forward Jeff Ravage's (CUSP) proposal to Verizon contractor, copy Verizon.
- 7 – Mary Ellen – Draft letter to Travis Keenan, Attorney.
- 8 – Mary Ellen – Send copy of Covenants to Travis Keenan, as requested (and legal documents as necessary.)
- 9 – Mary Ellen - Finalize October newsletter.
- 10 – Debe and Pat – Plans for Christmas Lighting judging mid-December and provide addresses to Mary Ellen (10 to be identified and awarded \$50)

BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA

October 14, 2017

9:00 a.m. to 9:30 a.m.

- I. Call To Order*
- II. Review and Approval of Prior Meeting Minutes*
- III. President's report*
 - a. Aspen Trail Complete*
- IV. Firewise Activity – Jack Roberts/Dave Sitko*
- V. Treasurer's Report*
- VI. Old Business*
 - (a) Roger – Camera for Park – Status (volunteer has offered to install)*
 - Volunteers to monitor? Perfect number would be 14 people*
 - Monitoring included some training (what to call about)*
 - 3 prong response (community watching, Deputy checks, cameras)*
 - (b) Roger, Jim, Jack – Mt. Bailey Repair Status*
 - 3 companies contacted, 1 is responding*
 - Note: ATVs not allowed on easement uphill from Mount Bailey cul-de-sac*
- VII. New Business:*
 - (a) Broadband Advisory Board, 2nd Tuesday each month, local interest?*
10-12pm at Fairplay Community Center (aka Fairbarn, 880 Bogue St., Fairplay)
 - (b) Newsletter draft (include goals, website update? Anything else?)*
 - (c) Christmas light judges?*

Burland Homeowners Association, Inc. Meeting
October 14, 2017

EXECUTIVE SESSION

Board Members

*Jim Glenn
Jack Roberts
David Sitko
Butch Kappel
Debe Whitford*

*Mary Ellen Sawyer
Debbie Kappel
Pat White
Roger Sawyer
Sue Glenn*

The meeting was called to order at 9:30 a.m. and it was determined a quorum was present.

Minutes of the September 9, 2017 meeting were approved as read.

President's Report

Eric Lybarger, investment advisor from Evergreen Investing LLC was introduced and gave a detailed review of our investment account, explaining our investment strategy, risk level and fees. Eric elaborated on how the market works and the tools he has for best servicing our account and doing the best possible job for us.

Attorney Interviews– *The following attorneys were interviewed using questions as outlined in the previous meeting.*

10:30

*Douglas Turner,
Douglas A. Turner, P.C.
602 Park Point Dr., #240
Golden, CO 80401
303-273-2923
Deborah@douglasturner.com*

11:00

*Kelly McQueeney for Jerry Orten
Orten, Cavanagh & Holmes, LLC
1445 Market St., #350
Denver, CO 80202
720-221-9785
jorten@ochhoalaw.com*

12:00

*Travis Keenan
Vial Fotheringham LLP
12600 W. Colfax Ave. Ste. C200
Lakewood, CO 80215
Telephone: 720-943-8811
Direct Line: 720-745-4755
Travis.keenan@vf-law.com*

Treasurer's Report

The report was approved as read.

Old Business

We plan to put up a chain with a "no trespassing" sign to prevent any further motorized vehicles from entering our property. Jack suggested boulders. We had no response from letters sent to the two property owners adjacent to ours, offering the same for their respective properties. This will be addressed later after the damage repair has been completed.


Locked Mail Boxes

Jean Wagner presented her partial invoice and pictures of the locked cluster box stand that she took the lead on for her neighborhood. She is to forward a remaining freight invoice to be included as part of the record. Jim asked for a motion. Sue moved that payment be authorized for 50% of the total amount; it was seconded by Jack and the motion carried.

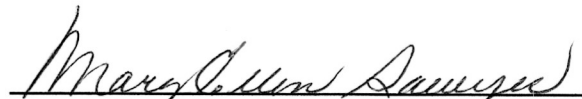
Attorney Selection

There was a detailed discussion and review of the interview results of the three attorneys i.e., Doug Turner, Kelly McQueeney and Travis Keenan. Jack then moved that the Burland HOA should select Travis Keenan as Counsel, seconded by Debe and the motion carried unanimously. Mary Ellen will draft a letter to Travis Keenan (and be furnishing all legal documents to Mr. Keenan as needed.)

There was no further business to discuss and the meeting adjourned 1:30 p.m.



Jim Glenn, President



Mary Ellen Sawyer, Secretary

The Burland Civic Association was designated as a 501(c) 4 in March, 1976, and in 2004, the name was changed to the Burland Homeowners' Association, Inc. by an amendment to the Articles of Incorporation. We are a voluntary HOA (\$20 per calendar year membership), and not a common interest community under the Colorado Common Interest Ownership Act (CCIOA).

We own 27.8 acres of land at 501Mt. Bailey Drive, Bailey, CO 80421, on which there is a park (Weakland Fawks Park) with cell tower on the mountain which is leased to five Cell companies. (There is also a smaller cell tower in this same area that is owned by Park County, used for EMS, Fire, etc.).

Our previous Counsel pointed out to us that the Burland Ranchettes Platt maps' Declaration includes covenants; however, there is no reference to an HOA or enforcement authority. Our covenants have never been enforced, and it's our understanding that we have no standing; however, property owners could conceivably enforce the covenants. Our protocol for addressing alleged covenant violations, has been using a "soft" letter to property owners, and if no response, a "hard" letter. These letters have brought some success; however, if there is no compliance, the Board may then choose to file a citizen's complaint with Park County for consideration as a potential violation under their Land Use Regulations. In reality, then, the County can in effect, act on our alleged covenant problem.

Our website, www.burlandhomeowners.org includes information about our HOA and the entire community. Our email address is burlandhoa@yahoo.com.

BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA

EXECUTIVE SESSION

October 14, 2017

I. Call To Order

II. Review and Approval of Prior Meeting Minutes

9:30 - Eric Lybarger, Evergreen Investing

Investment Roadmap and Investment Performance emailed to board 10-5-2017

I. Attorney Interviews Scheduled Questions

II. (a) 10:30 – Douglas Turner ✓

(b) 11:00 – Jerry Orten or Associate ✓ Kelly Mrs Gurney

(c) 12:00 – Travis Keenan

III. Treasurer's Report

IV. Old Business

V. New Business

ATTORNEYS FOR INTERVIEW October 14, 2017

10:30

*Douglas Turner,
Douglas A. Turner, P.C.
602 Park Point Dr., #240
Golden, CO 80401
303-273-2923
Deborah@douglasturner.com*

11:00

*Kelly McQueeney for Jerry Orten
Orten, Cavanagh & Holmes, LLC
1445 Market St., #350
Denver, CO 80202
720-221-9785
jorten@ochhoalaw.com*

12:00

*Travis Keenan
Vial Fotheringham LLP
12600 W. Colfax Ave. Ste. C200
Lakewood, CO 80215
Telephone: 720-943-8811
Direct Line: 720-745-4755
Travis.keenan@vf-law.com*