

Burland Homeowners' Association, Inc. Meeting
November 11, 2006

PRESENT:

Cameron Wright
Dave DeHoff
Roger Sawyer
Pat White
Don Collins
Steve Barnes, non-member

Bill Hudgins, Attorney
Shirley Franklin
Mary Ellen Sawyer
Jack Roberts
Jerry Humphrey, non-member
Melissa Barnes, non-member

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

Minutes of the previous meeting on October 7, 2006, were read. Roger noted that the amount paid Shirley Septic was \$450 rather than \$400. The minutes were approved as amended.

Reports of Officers

President's Report

Cameron reported that Cingular is progressing with their work on Bailey Mountain. They have some additional work to do to eliminate the "scalping" look which they plan to paint and cover.

We had voted to not allow motorized access to the mountain i.e., specifically ATV's in April of 2004. This was discussed and it was the consensus of opinion that this might be considered on a case-by-case basis based on the particular need. **It was motioned, seconded and approved to consider the use of motorized vehicles on a case-by-case basis based on the specific need of the communications company or others as appropriate.** Along with this, Bill will provide a document to put each user on notice outlining the responsibility for clean up and/or the mitigation of the land after such use. Jack Roberts will chair a committee regarding the consideration, approval and/or disapproval regarding motorized access to the mountain and/or make the decision regarding the use of other means of transporting equipment.

Covenants and Zoning

Mary Ellen reported that we sent a "first letter" to the property owner of 5016 County Road 72 (CR 72 and Kit Lane) regarding junk property.

Property at 15 Sunny Ridge was discussed. Mary Ellen stated that the pictures provided by the complainant do not fall under any violation of our covenants. Dave DeHoff, Chairman of the Covenants Committee, will take a look at the property to confirm.

Bill reported no news on our pending LUR violations that have been acknowledged by the County. Bill stated that the County never seems to give any "clear cut" deadlines and it is therefore, difficult to charge them with anything. Mary Ellen stated that back in March, Tom Eisenman emailed Bill stating that he was turning over the Zimmerman case to Steven Groome for enforcement. Bill will follow up with Steven regarding this.

Park Improvement/Grant Committees

Shirley said she thought we should consider re-submitting the grant request that was sent last year. The vault toilet was discussed, and Shirley reminded everyone that whatever grant dollars we may receive, we are bound to match 10%. Shirley will submit the grant with ballpark figures.

Burlander

Mary Ellen reported the Burlander was published and mailed. Mary Ellen mentioned that volunteers are needed to judge the Christmas lighting. Pat White and Shirley Franklin volunteered to do this approximately mid-December and report the winners accordingly. Mary Ellen will send letters to the winners along with their respective monetary winnings, free memberships, and coordinate with them on their gift certificates of choice.

Defensible Space and Information on park Trail

Jack reported that the trail work will begin again in the spring.

Web Page

Don reported that our web page now appears on www.pinecam.com.

Treasurer's Report

Roger presented the report that was approved. Included in this report is an outline of future expenses.

Roger stated he had been trying to reach the tax attorney recommended by Bill for a second opinion on taxes, however, had been unable to talk with him as yet. He expects to be able to reach him next week.

Roger stated that cards had been printed and taken to the Post Office for mailing regarding the survey for the locked mailboxes.

Unfinished Business

Cameron reported that the survey had been completed in preparation for placing the subdivision signs at CR72, and he and Roger also met with Dave Katy of the County and he felt it was a perfect location. Cameron has had several conversations with the County since and they were in disagreement. The current status is that it has been turned over to the BOCC, who in turn, gave it to Tom Eisenman. Cameron has made several calls to Tom Eisenman; however, he is not returning phone calls.

Roger stated he had talked with Sheriff Fred Wegener who selected the decibel meter that we will purchase for noise enforcement. The cost is approximately \$277.00.

Dave stated he had talked with staff at Platte Canyon High School regarding identifying areas of need where we might be able to help with a money donation. It was their opinion that at this time there is money available for what they believe they need and it

was suggested that we wait a few months when they will know exactly where they stand and what the needs might be.

Roger mentioned that we should be thinking about where we may want to make donations by the end of the year if we choose to do that as we did last year. We gave \$500 each to Mountain Resources Center, Park County Rescue, Intermountain Humane Society and Mountain Peace Center. Pat White mentioned that we might consider the Senior Coalition Center for a donation. Mary Ellen motioned that we this year, donate \$500 each to those charitable organizations given to last year, and in addition, the Senior Coalition Center. This motion carried.

New Business

Bill stated he had reviewed the by-laws and felt they were in need of several changes. A special meeting of the board will meet in the future to discuss his recommended changes.

Jerry Humphrey stated that he was attending this meeting as a representative of the Park and Recreation planning committee and to get our opinion and/or support of improving the recreation needs of the community. Everyone agreed that the need exists and we support the work of the Park and Recreation Committee.

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

Cameron Wright, President

Mary Ellen Sawyer

AGENDA
REGULAR MEETING OF THE BURLAND
HOMEOWNER'S ASSOCIATION 11/11/06

Determination of Quorum (5 active members)
Minutes of last meeting

Reports of Officers

- a. Presidents Report. Cingular Wireless working on conduit.

Reports of Committees

- a. Covenant and Zoning
Problem property ,5016 PC Road 72 ,Sunny Ridge
Legal Committee.

*1st
the went out*

*Done and
done by*

- b. Park improvement and grant committees, Grant and vault toilet.

- c. Burlander - *volunteers for Xmas lighting contest*

- d. Defensible Space and Information on Park Trails,
More work on trail in the spring.

- e. Web Page

- f. Treasure's Report

Unfinished Business

- 1, Burland entry signs, Surveyed ,County Decesion.

- b. Mailboxes

- c. Noise meters and Ordinance