

Burland Homeowners Association, Inc. Meeting
September 12, 2015

Board Members

Carrie Hurich
Jim Aitkenhead
Melissa Hurich
Butch Kappel
Pat White

Sue Glenn
Debbie Kappel
Butch Kappel
Mary Ellen Sawyer

Member

Sonya and Earl Harris
Annemarie Maynard

Guest

Mike Reese, PCFD

Non-Member

John Larue
John and Beth Atherton
Jeff Ravage, CUSP
(Burland Resident)

The meeting was called to order at 9:00 a.m. by President Carrie Hurich who determined there was a quorum. Minutes of the August 8, 2015 meeting were approved as read.

Jim Aitkenhead introduced Jeff Ravage, North Fork Watershed Coordinator, CUSP (Coalition for the Upper South Platte) who presented a Bailey Mountain Trail proposal. The proposal is to re-hab the trail tread and work on the out sloping to ensure proper draining; using local rock harvested on site, add 3 water bars (sends water off of the trail); 13 areas that need steps added or steps fixed, and in some cases, steps need to be widened. Social trails have been created likely due to what he describes as instability of rock steps in the area. He says that the bench along the trail needs to be replaced with a proper pad, along with a small retaining wall and a potential reroute to be built in this area. Proposes also to remove current logs are used to mark the trail and build a retaining wall. It is also proposed to remove 15 trees to allow clear view which is \$1,500 extra. Bid is \$21,380.83 (includes \$945.00 mileage); with tree removal, \$22,880.83.

Timeframe for completion is 21 days.

Carrie thanked Jeff for the information and that this will be discussed and we will get back to him.

Jim A. is to look into the park signage and see what needs to be replaced and/or added.

President's Report

Carrie provided flyers on the Park County Master Plan, Park County Clean Up Days, Re-zoning proposal for Crow Hill, and Red Cross Volunteers (more are needed).

Mike Reese, PCFD, was introduced and provided information on Burn Permits, and the various types, threat of chimney fires, removing/disposal of "cold" ashes from fireplaces, use of various types of outdoor burning i.e., charcoal grills, propane grills, chimineas, etc. He urged people to visit their website, www.pcfcd.com, or on Facebook.

Park Security and Hours

Carrie noted that the Park closes at sundown and if anyone sees anyone at the Park after hours, to please notify the Sheriff's Office. The Sheriff's Office has been asked to provide extra patrols at the Park; however, we and they would appreciate letting the Sheriff's Office know when there is suspicious activity going on, or simply, being in the Park after hours.


Lights have been installed in the pavilion, however, it was noted that they are "on" all night. Jim A. will contact the electrician and get this resolved.

There has been discussion about installing a gate at the park to replace the "chain gate" we currently have. This will be a major expense to us and that will be further discussed in an Executive session at a later date.

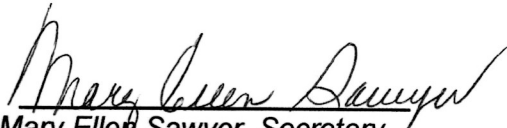
Jim Glenn noted that the Water Commissioner for our area, Jim Buckley, will be attending the November meeting to discuss wells, and the various types and their legal usage. This should be a very informative and interesting meeting as wells are a very complicated issue.

Treasurer's Report - Approved as read.

The meeting was adjourned at 10:00 a.m.



Carrie Hurich, President



Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MONTHLY MEETING AGENDA

September 12, 2015 9:00am

MONTHLY MEMBER MEETING (Open to All Burland Residents)

- I. Call To Order
 - II. Review and Approval of Prior Meeting Minutes
 - III. Welcome Guests – no scheduled guests
 - IV. Presidents Report
 - a. Trail Work – Any updates?
 - i. Jim, you were going to figure out locations for signs and mark with a flag. Has this been done?
 - ii. Status of the CUSP for trail assistance
 - b. Master plan community meetings
 - c. Crow Hill Re Zoning
 - d. Red Cross shelter training to be offered in Park County in September
 - e. Park
 - i. Security & hours
 - ii. Lights at the park
 - iii. Gate
 - V. Treasurer's Report
 - VI. Any new business?
 - VII. Close of Burland Residents Meeting
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Board of Directors Executive Session (Open to Board of Directors)

- I. Review and Approval of Prior Executive Meeting Minutes
- II. Treasures Report
 - a. New cell company \$200-\$400 *-NO, - CUSP*
- III. Covenant Violations Report and Update
 - a. Little Spring violation (confidentiality)
 - b. 718 Quakie Way – LUR filed with County
- IV. Presidents Report
 - a. Attorney on covenants
 - b. Roger & Mary Ellen's contracts
 - c. Changing meeting frequency
 - d. Investment Committee – Riskalyze (decision on risk set point)

BAILEY MOUNTAIN TRAIL PROPOSAL

COALITION FOR THE UPPER SOUTH PLATTE

Submitted by - Jeff Ravage
 Box 726, Lake George CO 80827
 719.748.0033
 jonathan@uppersouthplatte.org

Mount Bailey Trail: Elevation : 9,089' Counties : Park Quad : Bailey Prominence: 549'

Objectives and Tasks: Majority of the trail tread (walking surface) will need general maintenance. Several other areas will involve working on the out sloping the tread to ensure proper drainage (fig.1) In addition to outsloping we propose the addition of waterbars (fig. 2). We estimate that we will need to install 3 waterbars. Local rock, harvested on-site, will be used to create these structures. We have identified 13 specific areas that either need steps added or steps fixed. Most of the sections with steps had loose stones, which causes a safety hazard, in these areas steps will need to be widened. In addition people are cutting corners, causing social trail damage. Social trails are likely being created due to the instability of the rock steps in the area. Many of the existing steps, and/or step areas will require fixing of existing steps and in areas with no steps the creation of 5-8 steps. The bench along the trail needs to be completely replaced. There should be a proper pad built for the bench (10x10). A small retaining wall and a potential reroute will also be built in this area. Finally, there are 3 areas where the trail is buttressed with fallen logs. They will be removed and replaced with rock retaining walls.

Estimated Time:

Steps- 5 sections @ 1 day each (7 days total)

8 sections @ 1/2 day each (4 days)

Check Dams- 3 @ 1 hour each (3 hours)

Rock Waterbars- 3 @ 5 hours each (1.5 days)

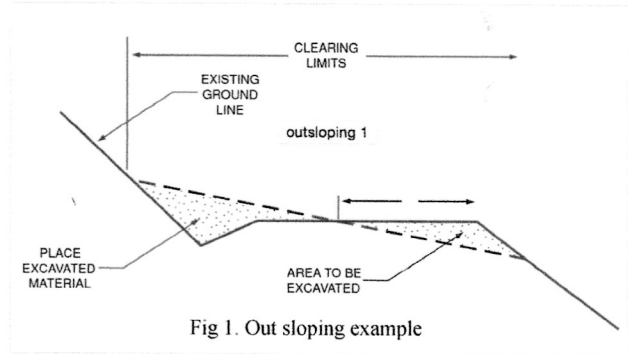


Fig 1. Out sloping example

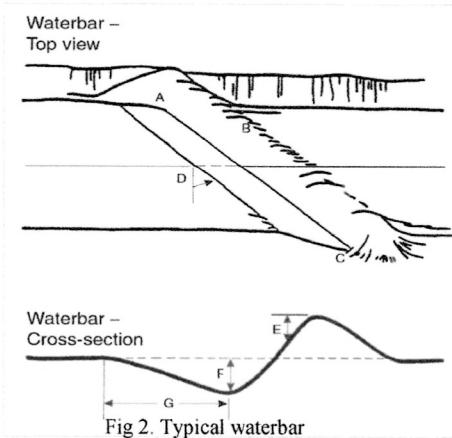


Fig 2. Typical waterbar

Bench, pad and retaining wall (4 days)
 Stabilize Trail Edge- Retaining walls (4 days)

Price for this project -

21 days (3 Crew): \$18,235.83

Mileage: \$945.00

2 Industrial Park Benches: \$2200.00

Total: \$21,380.83

With 15 Trees removed: \$1500 extra

\$22,880.83

Burland Homeowners Association, Inc. Meeting
September 12, 2015

EXECUTIVE SESSION

Board Members

Carrie Hurich, President
Jim Aitkenhead, Vice President
Debbie Kappel
Butch Kappel

Mary Ellen Sawyer, Secretary
Pat White
Sue Glenn
Melissa Hurich

The meeting was called to order at 10:00 a.m.

Minutes of the August 8, 2015 were approved as read

The Treasurer's report was approved as read. Mary Ellen noted that the lack of communication with the scholarship winners was difficult at best. They are asked to remain in touch with Roger (treasurer) each year to confirm that they are still in school that they are in good standing, etc. There are few who comply and we attempt to contact them to get the information. Many times, they have changed their email addresses, cell phone numbers, etc. and it is a very time consuming process to once again, "legitimize" everyone for their scholarship payment. In the future, Mary Ellen will make it very clear to the post graduate center at the high school and stress in our award letters that students must communicate with Roger (treasurer) in order to receive their scholarship payments each year, or they will not be paid.

President's Report

Cell tower - Carrie said we had been contacted by a start-up cell company requesting access to our cell tower and wanted to pay between \$200-\$400. This was discussed and all those present agreed this request should be denied.

Attorney Meeting - Carrie reviewed the meeting with the attorney, Fred Wells, on Thursday, August 13, 2015 which we all attended except Jim A. who was unable to attend because of a death in the family. Mary Ellen prepared notes from the meeting and copied everyone. There was a long discussion on covenant enforcement as advised by Fred, facilitating home owners in their pursuing covenant violations as an individual property owner, with the possibility of our financial assistance. Carrie asked that everyone give this some thought for the next meeting i.e., if we want to facilitate; and if so, to what extent e.g., what dollar amount, possibly using a sliding scale, etc. This could be helping or paying filing fees, attorney costs, etc. Fred also said that we may legally consider these cases on an individual basis. Carrie said that she would prefer this be further discussed and considered when Roger is present.

The consideration of facilitating is very important at this particular time with respect to the Little Spring property as they are in violation of the Covenants and the complainant is adamant about this violation. Considering the Little Spring property is 4+ acres, it is not a consideration for an LUR violation. When the Little Spring property was sold, the Real Estate agent listed it as having "no covenants." This becomes a bigger issue because we have had numerous inquiries from realtors and clients interested in properties in this area either because they wanted horses, and other livestock, or because they did not want to live in an area with horses, goats, chickens, etc. This will be further discussed at the next meeting.

Covenant Violations

Rhoads – (Wood cutting business) – Fred reviewed and disregarded the letter received from Mr. Rhoads' attorney. We have since filed a Code Enforcement complaint with the County and will follow up as needed.

Sandos – Horse in restricted area. – Discussed with Fred. Complainant may want to pursue this with the County Court as a Covenant complaint and we may choose to assist in some way as described above.

Coalition for the Upper South Platte Proposal at general meeting. Melissa mentioned that if we decide to proceed with an outside contractor for trail work, we should get two more proposals, and she should like to see this particular proposal formatted as "line itemed." Jim A. said he would speak with Jeff Ravage and make that request. Mary Ellen mentioned that Jack Roberts knew of a contact who had worked on Staunton Park and that may be a start for additional bid proposals. Jim A. said he had contacted three of those people and they were not interested.

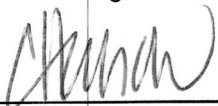
Frequency of Meetings – Carrie said that although today's meeting was unusually long, considering the time and lack of content at a good deal of meetings, that she would like to propose we consider every other month, possibly beginning in January i.e., January, March, May, July, etc. We believe we can vote on certain urgent items via email (we will verify that with Fred as necessary).

Secretary/Treasurer Contracts – According to the current contracts, they are to be considered for renewal (or not) as of September. A vote was taken and all voted in favor of these renewals.

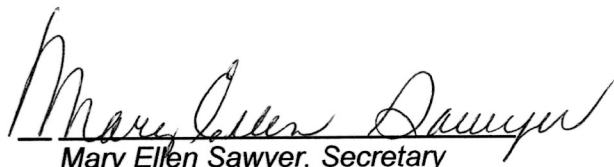
Jim Glenn stated that in view of the time involved, he believed that the President should also be a paid position. Carrie said that this was very much appreciated; however, this would then proceed to possibly paying the Vice President and then maybe Directors and it becomes a slippery slope. There was discussion and this will be tabled until next month.

We reviewed the Riskalyze work sheets that Eric asked the Investment Committee to complete and results were conservative on three and more risk on one. We scored 35, 20 and 52. The average of risk score was 35. Jim A. believes that we "can do better" with our investments and he will bring numbers to the next meeting.

The meeting was adjourned at 11:00 a.m.



Carrie Hurich, President



Mary Ellen Sawyer, Secretary