

**Burland Homeowners Association, Inc. Meeting**

**August 11, 2012**

**Board Members**

Carrie Hurich  
Jim Aitkenhead  
Roger Sawyer  
Mary Ellen Sawyer  
Melissa Hurich  
Jack Roberts  
Pat White

**Non-Members**

William (Bill) Charles

**Guest**

Paul "Woody" Woodward

The meeting was called to order at 9:00 a.m. by Carrie Hurich who determined there was a quorum.

Minutes of the July 14, 2012 meeting were approved as read.

**President's Report**

Carrie introduced Paul "Woody" Woodward from Deer Valley Park Association who spoke about their proposed application with the Colorado Open Lands. Deer Valley Park Association has been working with Colorado Open Lands over the past couple of years to place a Conservation Easement on the 720 acre ranch which would preserve the land in perpetuity. Woody offered a map for our information reflecting the outlay of the ranch in relation to the surrounding area and what they are attempting to do. Colorado Open Lands will have the Deed. In their attempt to acquire the conservation easement, Colorado Open lands, has asked for support letters that are submitted to Greater Outdoor Colorado be from one of the Homeowners Associations that is near the ranch. The Board was unanimously in favor of the proposed conservation easement and a support letter would be provided as requested.

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Bill Charles stated that he was aware that Road and Bridge was in charge of roads; however, he has become concerned about the culvert in front of his property which is full of dirt, and further he is extremely concerned about the exposure of a gas line. It was explained to Bill that although roads are the responsibility of the County, culverts are the responsibility of the homeowner. Carrie suggested that Bill contact Colorado Natural Gas concerning the exposed gas line and that may lead to some discussion and a resolution with the County.

Park Slide Project – Roger reported that he and Jack had met with the Recreation Plus representative (Cathy) to discuss the best location of the proposed play structure. There was the option of moving two basket (baby) swings to the big swing set structure, eliminating the basket swings as they are now; and move the small slide to either of two locations. There was a lengthy discussion about the size of the area, best location, the need or not of excavation, etc. It was the consensus of opinion that both the large "tower" slide and the small metal slide would be removed and this should allow sufficient room for the new play structure which includes two slides. Cost was discussed and the various options. It was motioned, moved and approved to allow a maximum of \$35,000 for the play structure, including the removal of both the tower, the small slide and any excavation as necessary.

Membership Value – Jim stated in his research, he learned there are 96 companies in the area which might be considered for participating in the discount program for Burland members. Jim said he had had

casual conversations with some who seem receptive to the idea. He is designing a proposed logo for the use of businesses and he is thinking of something in the way of a commitment from the participating businesses of what we are trying to achieve, but not a contract. If this goes forward, he would like to put the names of these businesses on our web site, and also do a mailing (announcing the program). We have 52 members at this time. There are 1100 properties in Burland and about 900 are occupied.

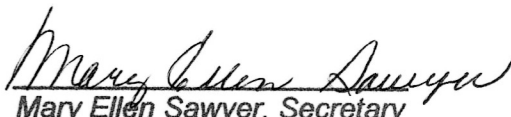
Carrie mentioned our arrangement with Splintered Forest and the possibility of an arrangement with Mountain View Waste (or similar company) for the pick-up of large items i.e., appliances. Carrie has a contact with someone at a "waste management" company and she will talk with them concerning prices, etc.

New Neighbor Letter – Pat handed out the letter she had drafted some time ago and the second letter written by Carrie that Mark had recommended. It was decided that the second letter would be used. Pat had the second quarter information (April – June) from the Flume available but not the first quarter which she said she could get from the library or the Flume. Carrie suggested and everyone agreed that if Pat would bring the prepared letters to the meeting, the Board could sign them which would make them more personable. Also, the signature block should read "Carrie Hurich, HOA President and under that, "and the Board of Directors."

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



Carrie Hurich, President



Mary Ellen Sawyer, Secretary

# BURLAND HOMEOWNERS ASSOCIATION, INC.

## MONTHLY MEETING AGENDA

August 11, 2012 9:00am

### OPEN TO ALL

- I. Call To Order
- II. Guests (10 minutes)
  - a. Paul "Woody" Woodward re: Conservation Easement

*please - 2 family - COL ends -  
Thu Plon, 7 COL will be used*

### MONTHLY MEMBER MEETING (Open to All Burland Residents)

- I. Review and Approval of Prior Meeting Minutes
- II. Presidents Report
  - a. Current Projects
    - i. Playground
      - 1. Roger re: location
    - ii. Park Trail
      - 1. Jack, have you had any volunteers to help?
        - a. What ideas do we have to get trail help
    - iii. Escalating Membership Value
      - 1. Jim - update
      - 2. Other Ideas
        - a. Septic
        - b. Large Item Pick Up
        - c. Seal Coating & Driveway Grading
    - iv. New Neighbors Letter
      - 1. Pat - update & feedback
      - 2. How can we make this more personal?
- III. New Business
- IV. Treasurers Report
- V. Close of Burland Residents Meeting

*BCOL starts 2M cost  
ends 1M -  
need support etc.  
21 stockholders  
their & sign  
sample support -  
"S" Corp. - DCVP Assoc.*

### Board of Directors Executive Session

- I. Covenant Violations Report and Update
- II. Investments and Donations
  - a. Rob - web guy
  - b. Extending Schlorships
- III. New BOD Topics/Issues

# **BURLAND HOMEOWNERS ASSOCIATION, INC.**

P.O. Box 372 • Bailey • CO • 80421

[www.BurlandHomeowners.org](http://www.BurlandHomeowners.org) • [BurlandHOA@yahoo.com](mailto:BurlandHOA@yahoo.com)

[www.Facebook.com/BurlandHOA](http://www.Facebook.com/BurlandHOA)

August 11, 2012

*Lise Aangeenbrug  
Executive Director  
Great Outdoors Colorado Open Lands  
303 E. 17th Avenue, Suite 1060  
Denver, Colorado, 80203*

*Dear Ms. Aangeenbrug,*

*The Burland Homeowners Association, Inc. enthusiastically supports the application submitted to Great Outdoors Colorado by Colorado Open Lands for an Open Space grant to fund the bargain purchase of conservation easements on the Deer Valley Park Association property in Park County. We understand that the easement will protect the property's scenic, natural and agricultural resources in perpetuity.*

*The Burland Civic Association was organized in 1974, and later changed its name to the Burland Homeowners Association. It was formed to help maintain property values and to maintain Weakland Fawks Park (approximately 28 acres) which was donated to the HOA by Gil Weakland, one of the original developers. Burland is the original site of the Fitzsimmons Ranch. There are currently approximately 1100 properties and 900 residents.*

*Given the mission of our organization and our knowledge of the Deer Valley Park Association, we are very supportive of the proposed conservation easement and we look forward to seeing the property protected from future development.*

*The land of the Deer Valley Park Association is a neighboring property of Burland Ranchettes and the Burland Homeowners Association is very supportive of preserving the land in perpetuity.*

*We admire the landowners' willingness to protect the significant natural habitat found on their properties. We also applaud Park County and Great Outdoors Colorado for your willingness to contribute to this project and for all of the work your organizations have done over the years to conserve and protect similar properties in Park County and beyond.*

*Thank you for the opportunity to comment. If you have any questions, please do not hesitate to contact us for further information.*

*Very truly yours,*

*Carrie Hurich  
HOA President and  
Board of Directors*

**Burland Homeowners Association, Inc. Meeting**

**August 11, 2012**

**EXECUTIVE SESSION**

**Board Members**

*Carrie Hurich  
Jim Aitkenhead  
Roger Sawyer  
Mary Ellen Sawyer  
Melissa Hurich  
Jack Roberts  
Pat White*

**Covenant Violations Report and Update**

*Mary Ellen reported the following:*

*382 Kudu Tr. – Privat - Via email, Robert Privat seems more agreeable after receiving the 2<sup>nd</sup>, stronger letter and has agreed to have it cleaned up by August 31<sup>st</sup>.*

*26 High View Lane – Blanton (Arvada) - No response to the 1<sup>st</sup> or 2<sup>nd</sup> letter. Deadline was August 10, 2012. We will need to drive by the property and if there has been no improvement, we will prepare the LUR violation to the County.*

**Investments and Donations**

*Carrie reported that considering the changes on the Board, etc., she had asked Eric Lybarger (Evergreen Global Investments) to visit us in the upcoming weeks to give an overview of our account.*

*There was discussion concerning a donation for Rob River, our web person who has been invaluable with help with various projects and ongoing maintenance. Most recently, he helped us out in a pinch with importing the newsletter to the site so that it could be emailed. He is our "go to" guy for our web site. It's been a couple of years since we recognized him with some sort of remuneration. It was motioned, seconded and carried that we would donate \$300 to Rob for his work.*

*Roger said he had thought from time to time that we should simply hire him as our web person and he could then bill us for his work. Carrie said it was her thought that we would have to go through an official hiring process; post the job, accept applications, interview, etc. Some were unsure about this and we decided that we would proceed with the donation at this time, and possibly talk with Bill Hudgins (our attorney) at a later date for an opinion on hiring.*

**Scholarship Extensions**

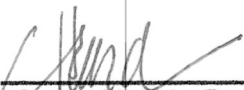
*One of our scholarship winners requested an extension of her 4-year scholarship as a continuing student at Colorado School of Mines. It was decided that we would not extend the scholarship beyond the 4-year period.*

*This led to further discussion about our scholarship program and whether we wanted to limit the program to one per year, or allow more scholarships as we have in the past. It was motioned, seconded and approved that we would offer one scholarship per year.*

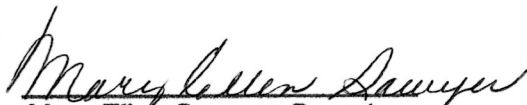
*There was also discussion on how we might discreetly obtain "financial need" information on future scholarship applicants. This is a sensitive subject and we've talked about it when we initially set up the program, but we weren't sure how to approach this. We may talk with Joan at the post graduate center at the high school next spring as a possible source of information.*

*Jim also mentioned that he felt that we should limit the scholarship to Burland residents. There was discussion on this and it was decided that we can discuss further next spring if we want to change the criteria for applicants.*

*Meeting was adjourned at 11:30.*



Carrie Hurich, President

  
Mary Ellen Sawyer, Secretary