

Burland Homeowners Association, Inc. Meeting

November 8, 2014

Board Members

Carrie Hurich
Jim Aitkenhead
Roger Sawyer
Debbie Kappel
Jim Glenn
Mary Ellen Sawyer
Melissa Hurich

Members

Alan Kappel
Sue Glenn

Guests

Gary Rhoads
Laura Rhoads

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 9, 2014 meeting were approved as read. (There were no meetings September, October)

President's Report

Carrie welcomed everyone.

Gary Rhoads presented his view of an alleged covenant violation wherein it is alleged he is in violation as a nuisance and annoyance to the neighborhood by virtue of his trees/logs deliveries and cutting firewood which appears to be much more than for personal use. (The deliveries are made on flatbed trucks much like are used in the logging business according to the pictures provided.) Mr. Rhoads contends he cuts firewood for charity. As he explained it, he cuts and sells firewood and donates money from the sales to various charities and people in need. Mr. Rhoads believes that the complainant has a personal issue with his operation and he says that other neighbors have signed his petition that support what he is doing. He also said that he has talked with an attorney. Carrie asked him to scan and email all of the documentation that he has (he appeared to have several pages), and that the Board will review the information and let him know the decision.

Carrie reported that we had had a call from a lady concerning possible drug trafficking at the Park and that she felt her daughter and grandchildren were in harm's way. This information was passed on to Corporal Leffler, PCSO.

This led to discussion concerning lights at the Park. Melissa had received some bids in the past and she will pursue that again and obtain 2 or 3 bids that include any necessary trenching as well. It was mentioned that we should also consider "cages" around any lighting for additional security of the lights, motion lights, and the installation of an outlet. Jim Aitkenhead volunteered to help Melissa with this project.

Treasurer's Report

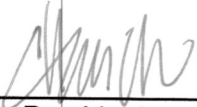
The treasurer's report was approved as read.

New Business

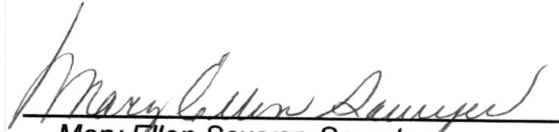
Shed for the HOA Equipment and Records – Roger has arranged for a storage unit in Bailey for HOA equipment, HOA records, contracts, etc. Information on this, the combination lock, park lock, etc., will be put on Drop Box for easy access to any one of us who may need.

Jim Glenn mentioned that the Park County Historical Society may be interested in hiking Mt. Bailey as a "field trip." There was no objection to this.

The meeting was adjourned at 9:40 a.m.



Carrie Hurich, President



Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MONTHLY MEETING AGENDA

November 8, 2014 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 (10 minutes)
 - a. Katie Spodyak *no show*
 - IV. Presidents Report
 - a. New Neighbors Letter – Pat any updates? ✓
 - I. Shed for HOA stuff at park - Roger was able to secure a storage unit in Bailey ✓
 - II. Jim A - Lights at the park ✓
 - III. Jim G - Park County Historical Society sponsored Geology Field Trip ✓
 - IV. Treasurers Report
 - V. Close of Burland Residents Meeting
-

Board of Directors Executive Session (Open to Board of Directors)

- I. Review and Approval of Prior Executive Meeting Minutes ✓
- II. Treasures Report
- III. Covenant Violations Report and Update ✓
- IV. Presidents Report
 - a. AT&T Tower Discussion ✓
 - b. Park Lease ✓
 - c. Board Positions Available ✓ *2 vacancies*
 - d. Emily Roozen – was on pause now returning to Western Washington University, Community Health major
 - e. Web Update
 - i. domain was to expire Oct 7th which Rob has taken care of for us
 - ii. We have renewed with Dotster until Rob will set this up with a more user friendly option, Go-Daddy. The renewal was around \$17 and Rob paid, we reimbursed. He will set this up with Go-Daddy and oversee and manage for us. We asked him to send us an invoice for any and all work that he is doing on our behalf.
 - f. Need volunteers for Christmas Light judging.
 - i. We voted at the end of last year to give 10 - \$50 prizes
 - g. Donations
 - i. In the past, we have given \$1,000 each to Mountain Resources, Park County Senior Coalition, Intermountain Humane Society, St. Laurence Outreach and Food Pantry and Mountain Peace Shelter
 - ii. \$500 each to needy families at Platte Canyon High School, Fitzsimmons Middle School, and Deer Creek Elementary School.
 - iii. We also gave a small donation of \$300 to Rob River (web manager) *ECHO*
- V. New BOD Topics/Issues *\$500.*

Burland Homeowners Association, Inc. Meeting
November 8, 2014

EXECUTIVE SESSION

Board Members

*Carrie Hurich
Mary Ellen Sawyer
Roger Sawyer
Jim Glenn
Melissa Hurich
Debbie Kappel*

The meeting was called to order at 9:45 a.m.

Minutes of the August 9, 2014 were approved as read.

President's Report

Covenant Violation - Gary Rhoads alleged covenant violation was discussed as he presented in the general meeting and the decision was made that in view of the fact that he has talked with his attorney that we will reach out to our attorney for guidance on this matter.

AT&T Contract - Carrie advised that the AT&T contract had been sent to our cell tower attorney, Chris O'Dell for review prior to our signing.

Park Lease - Carrie further advised that the Park Lease (with the County) was to expire in December and that Bill (Hudgins, Attorney) felt a letter from the Board to the County requesting renewal should suffice (rather than an Addendum to the Lease). We have sent a draft to Bill for his approval prior to sending to the County.

Scholarship - Emily Roozen, a scholarship recipient requested in 2013 that her scholarship award be suspended so that she could obtain residency in Washington State. She has now requested that her scholarship be resumed. It was agreed unanimously by the Board that this should be approved.

Web Update – Carrie reported that our web domain, Dotster, expired October 7th and Rob contacted them and took care of it for us. Rob renewed the domain which was \$17.49 for which we reimbursed him, and plans are to eventually change over to Go-Daddy which he feels will work better for us. We also asked Rob to send us an invoice for any work he is doing in our behalf.

Christmas Lights – Carrie reviewed our decision last year to award 10 - \$50 prizes rather than try to separate everything out in different categories, awarding biggest and best, newest, etc., Debbie Kappel and Carrie volunteered to be the judges this year.

Donations – Carrie reviewed the 2013 Donations which were \$1,000 each to Mountain Resources, Park County Senior Coalition, Intermountain Humane Society, St. Laurence Outreach and Food Pantry, and Mountain Peace Shelter; \$500 each to Fitzsimmons Middle School, Deer Creek Elementary School, and Platte Canyon High School. We also gave Rob River, our volunteer Web Manager, \$300.

There was discussion concerning ECHO and their “backpack” project, and it was the decision of the Board to add this as a charitable donation this year for \$1,000, and also to increase our donation to Rob River to \$500.

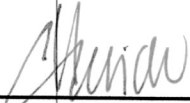
There was a Motion concerning the donations as stated above; Melissa moved that these donations be made; Jim A. seconded, and the Motion carried.

Treasurer’s Report – *Approved as read.*

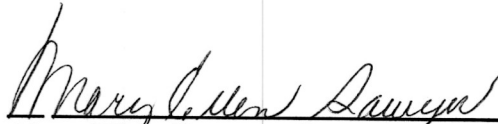
Nextdoor Neighbor Web Site– *Jim Glenn asked if this could possibly be linked to our Burland Homeowners’ web site. Carrie explained that there are certain legalities that come into play and that she would ask our attorney if this is something that can or should be done.*

Also, Jim Glenn asked what we can do to protect the HOA treasury and this too, Carrie will discuss with our attorney.

The meeting was adjourned at 10:30 a.m.



Carrie Hurich, President



Mary Ellen Sawyer, Secretary