

Burland Homeowners' Association, Inc. Meeting

August 8, 2009

PRESENT:

Cameron Wright
Mary Ellen Sawyer
Jacque Roberts
Mark Ruckman

Roger Sawyer
Diane Glover
Jack Roberts
Pat White

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

Minutes of the July meeting were read and approved.

President's Report

Cameron presented a new document, "Contract to Buy and Sell Real Estate" concerning the Schrant property adjacent to the Park. There was some confusion and he apparently was the only person copied on this which he said he had received (from Bill) last Thursday.

The Deed of Conservation Easement which had been furnished earlier was reviewed with various comments and concerns offered, i.e., the recreation area is not defined, just one of many questions and concerns. It was the opinion of Mark and Jack that the recreation area should be better defined. The manner in which it is written sounds good, but in reality, it is not. The recreation area, as it is now, would not allow room for parking area, vault toilet, etc. If nothing else, the parking should be expanded. Mark also noted the limits of liability seem to be one-sided i.e., the State's liability is limited by our actions. Also, the document states there is no tower, and there is, in fact, a tower on this land. Jack also mentioned that we should be sure we can perform fire mitigation. There was further discussion concerning the document and the need for further clarification in many areas. As the document was further reviewed and concerns noted, Mark volunteered to merge the edits of his and Jack's documents, noting all of the questions and concerns so that it could be forwarded to Bill Hudgins, our attorney.

The potential tax liability was discussed and Mary Ellen explained that information from the State was that we should make application to the State for the exemption upon the purchase of the land for their evaluation. They, in turn, would send it to the County for their approval. It's possible that the two (Park and easement) may be combined, that may save on future paperwork and filing fees (and we would only need to file one annual report instead of two), however as they said, "that is for a later date."

Cameron stated that he and Roger had attended a meeting with the Park County Land & Water Conservation Trust Fund Advisory Board (and others) on the ball fields and the potential drilling of wells in the Burland area. It is apparently the plan to drill two test wells and these wells (if approved) would be for flush toilets, infield dust, and concession stands; however, not to water grass ball fields.

Mary Ellen will contact the County in an effort to obtain a copy of the minutes of this meeting. Also, The Flume interviewed Cameron on this subject for an article in next week's Flume.

Cameron stated that the Hayes property on Eagle Trail remains a problem. In talking with Lee Phillips, County Attorney, Lee asked if we would consider cleaning up the property, or allocating money to the County for their clean up. The consensus of opinion on both of those options was "no", primarily, because of the liability on the first proposal, and giving money to the county for cleaning up junk properties would be setting a precedent which we do not want to do.

Park and Trail

Cameron, Jack, Roger, and Craig Fisher worked this past Friday on the Trail on the work day scheduled earlier. (The Forest Service was unable to provide any volunteers on Friday.) They made good progress, however, cleaning water bars and building steps for switchbacks.

Jack presented specifications on the proposed vault toilet for the Park. This would be a women/men facility with barn wood (faux), textured cedar shakes (faux), with stainless steel urinals (2), with an insulated roof (R19 value). The price on this particular vault toilet in May of 2008 was \$25,500 which included shipping and installation (reported earlier). It was the consensus of opinion that this was the vault toilet of choice and Jack will now obtain a final quote for approval.

Mary Ellen will be gathering information for including this in the grant that will be presented to the County for consideration. Mary Ellen also reminded everyone that keeping track of volunteer hours is an important part of the grant proposal.

Jack stated that there are some trees at the Park that needed to be "felled" and he will need some volunteers to get this done. Also, we have new picnic tables that need to be put together and installed at the Park. Cameron will coordinate this effort.

Burlander

The July Burlander was published. Mary Ellen said that she is looking into the possibility of printing this at Office Max or someplace similar, to see if this might be more time efficient and possibly more cost effective. The July newsletter took almost 2 weeks to get into the mailboxes as Rising Graphics was closed over the 4th, with an extra couple of days for a wedding. After it is printed, Pine Automailers picks it up and does the mailing, then we pick it up for mailing to the members with post office box addresses. We will check into the copying process; then further, talk with the post office to see if they will give us addresses of those in the Burland area, and the cost of mailing or a bulk mailing permit to see if this might be not only more cost effective, but timelier. It will certainly be more time consuming for us, but will allow us more control over the timing of getting it in the mail boxes. Mary Ellen said that it is very hard when we have something in the newsletter that is time sensitive, to make the judgment as to when it will be printed and mailed

Treasurer's Report

The report was approved and read. Roger said the Country Wide (now Bank of America) CD has matured and a decision must be made concerning moving that money (\$42,887.62). Roger said that 1st Bank (where we have another CD) offered 2% for 24 months when he had talked with them earlier. Cameron asked for a motion; it was moved and seconded to move the matured CD from Bank of America to 1st Bank. (Mary Ellen will prepare a Resolution to this effect.)

Roger said that when this is done, he will then move our banking from Bank of the West to 1st Bank as well (voted on earlier) and we should have an interest bearing account, contrary to the Bank of the West account.

Roger noted that we made the last payment on Jacob Bennefield's scholarship as he begins his senior year at CU Boulder, in the field of Architectural Design. Roger mentioned that he thought it would be appropriate to give Jacob a bonus if he continues with his Master's Degree as he had indicated. (We will visit this again upon Jacob's graduation.)

Old Business

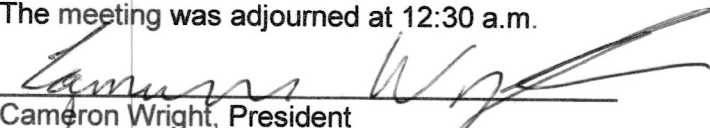
Cameron stated that a Notice of Hearing had been posted at CR72 concerning the subdivision sign. The hearing is on August 20th in Fairplay which Cameron will attend. Cameron said that Road and Bridge had indicated that they did not want the sign there because of a potential problem with "line of sight", and it may interfere with snow plowing; however, Cameron was of the opinion that this would not influence the Commissioners in making their decision. Mark said that it probably would be appropriate for us to be prepared for meeting this possible opposition with photos, etc. Roger said that if it is not approved, it was his opinion that the \$400 check we sent to the County should be returned to us; however, this is an unknown. We really do not know how they would treat that but we should ask the County if the sign is not approved.

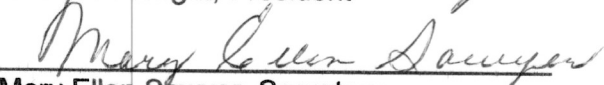
New Business

Mary Ellen said that she happened to talk with Jeff Davis (Platte Canyon Fire and Ambulance) at the post office recently. She asked how the ambulance service was going and he said that it was such a struggle trying to maintain an ambulance service in a rural community with so little money. Mary Ellen said that she and Roger had attended a meeting on this last fall when Jeff said that they had enough money to keep it going for a couple of months (this was when they took it over from North Park County Ambulance which is now defunct), but he didn't know what they would do after that time. We all recently received a flyer in the mail from PCFD outlining basically what they have done since the takeover, and Mary Ellen said she believes this is probably a precursor to their getting something on the ballot in November for a mill levy. Mary Ellen said it was her opinion that keeping an ambulance service in this area is crucial, and she suggested that as a good faith gesture, we donate \$1000 to the PCFD. It's not known what they can do with that amount of money, but maybe help pay their EMT/Paramedics or possibly to help stock an ambulance, or wherever it is most needed. It was asked how we know that it will be used for the ambulance service and Mary Ellen said we can only ask in a letter that the money specifically be used for the ambulance service; we can't really do any more than that. Cameron asked for a motion; and it was moved and seconded that we would donate \$1,000 to the PCFD.

Roger said he had an idea for purchasing flags for the Burland community, or for BHA members. He just thought it would be a good thing to do and had looked into the cost which was \$30 for a 3 x 5 flag, pole and bracket. There was no decision made, but the idea is out there for consideration.

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


Cameron Wright, President


Mary Ellen Sawyer, Secretary

AGENDA FOR AUGUST 8 2009

OPEN MEETING WITH 5 ACTIVE MEMBERS/DIRECTORS
AND OFFICERS.

PRESIDENTS REPORT. CAMERON WRIGHT
Land purchase agreement. Wells for ball field.

VICE PRESIDENT'S REPORT. MARK ^{Ruckman}~~BLUERUCK~~
Hay's property and working with County on clean up.

PARK AND TRAIL, JACK ROBERTS
Vault toilets. Trail report.

WEB PAGE. Improvements to the site.

THE BURLANDER. MARY ELLEN SAWYER
Grant Writing.

TREASURES REPORT. ROGER SAWYER

NEW BUSINESS

CLOSE OF MEETING