

Burland Homeowners' Association, Inc. Meeting

November 8, 2008

PRESENT:

Cameron Wright	Dave DeHoff
Linda DeHoff	Shirley Franklin
Jack Roberts	Mary Ellen Sawyer
Christopher Hopkins	Bill Hudgins

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

Minutes of the October meeting were approved as read.

Christopher Hopkins (Platte Canyon Recreation) stated they are putting together a "Christmas in the Canyon" function at the Farmers Union facility on December 6th, beginning at 4:00 p.m. Choirs from Deer Creek Elementary, Fitzsimons Middle School, and Platte Canyon High School will provide entertainment. There will be a bonfire, marshmallow roasting, and hot chocolate provided. Chip from the Cutthroat will be helping with that. Santa will be there and a photographer to take pictures free of charge. Christopher estimates the cost will be around \$1200-\$1500, however, he will email an itemized list of costs to Cameron for our consideration. It was agreed that we will make a donation of some amount after we review this list.

President's Report

Hand Railing

Cameron said that he is working on ideas for the hand railing at the top of the trail. He thought steel would be best if we could powder coat it, but there would be a problem of anchoring it. Possibly expansion bolts with poured concrete. Cameron is open to any ideas.

Donations

Cameron gave a list of our end of the year donations we made last year and it was moved and seconded that we would donate \$500 each to all those we donated to, with the exception of North Park County Ambulance which is now defunct. It was moved and seconded to make donations to: Mountain Resource Center, Mountain Peace Shelter, Bailey Drop-In Center, Intermountain Humane Society, and Park County Senior Coalition.

Vice President's Report

Dave said he had tried numerous times to reach Herb Burton, the Park County Code Inspector, but to no avail, concerning the Hayes property (578 Eagle Trail). Dave said he doesn't understand why the County or Fire Department wouldn't object as Mr. Hayes' cars/vans/trailers are actually on the road. It was mentioned too, that this is a fire hazard.

Mary Ellen said that we advised the County in the LUR complaint that the property is a fire hazard, and there also appears to be health and environmental issues.

Bill suggested that Dave call Cathy Watson, Lee Phillips' secretary, for information on the status of this case since Herb Burton had stated earlier that it had been turned over to the County attorney. Dave will send an email to all of us regarding any information he obtains.

Mary Ellen said that she had prepared a signature sheet for Dick Scofield for the neighbors with the motorcycle problem. Dick said (before he left for Arizona) that it was delivered to the Sheriff's office. Mary Ellen also reported that the certified letter had not been accepted by the Oker's, or at least to date, we have not received the signed receipt, so she re-sent the letter regular mail. Dick had checked and apparently they do have a mailbox, so we are hopeful that they will receive the letter.

Legal

Bill talked about the proposed By-Laws and everyone was furnished a copy. Bill said that he had attempted to revise them, taking out and correcting deficiencies on who can vote, etc., and that even the revised version is not all that self explanatory, intended to be readable but not all that explicit.

Cameron asked Bill about the possible liability if someone was hurt on Mt. Bailey Trail and Bill stated that we have a liability insurance policy, plus the D&O policy and he explained how any litigation process would take place.

There was discussion on the possibility of changing or rewriting the covenants and the possibility of enforcing mandatory membership. Bill stated that we would have to have access to all records for all of Burland and this would be obtained from a title company such as Chicago Title, or Land Title. There would be a charge for the research, and further for an issues guarantee which states that the title company stands behind their work. Bill stated that this is extremely costly. Bill stated that he has not known of this being done for any association this large (Burland has approximately 900 homes/lots) where the main goal is to create or amend the funding mechanism. You must have 51% positive votes to make any changes. You cannot consider a "no response" as a "yes" vote.

Cameron stated that since we are basically not able to enforce our covenants as they are currently written, and have had such poor response and results from the County enforcing their LUR's, he believed that it would be worth the time and effort to at least look at what the cost would be for such a process. He asked Bill to provide an estimate for such costs.

Park and Trail

Jack had nothing to report on the signage. Cameron said he would check with a contact with the Colorado State Forest Service for some help on this.

Web Page

Mary Ellen reported she had asked Robert River, our web page volunteer, to remove the political statements from our website, and that has been done. Robert also added Linda DeHoff as a Director of District 4.

Burlander

Mary Ellen reported that the Burlander was published in October. The next newsletter will be published in January.

Treasurer's Report

The treasurer's report was approved as read.

New Business

Linda DeHoff volunteered to judge the Christmas lights in Burland. Jack Roberts suggested that Melba Dykema may like to assist with this also. Cameron will check with Melba.

Cameron explained the purpose of a Firewise Community and asked that we give this some thought. Deer Creek Valley Ranchos has been designated a Firewise Community and he will contact their president for more information. We can also contact whoever replaced John Pawlik (Wild Land Mitigation Officer) at the Fire Department for information. Mary Ellen will call Gail Judge.

Shirley said that she would like to volunteer to write a grant for next year for a vault toilet for the Park. She said she had talked with Kathy Boyce at the County and Kathy said they had received only two applications last year for an available amount of \$100,000 and she encouraged us to apply. Jack will provide the information again for the vault toilet, and Shirley asked that we begin keeping our Park volunteer hours beginning the first of the year in preparation for the grant documentation.

Shirley also said that she had talked with a friend who suggested that there might be a possibility that in lieu of collecting rent from one of our tower lessees, that all of Burland (and maybe beyond) could have wireless internet which would be a good draw to have a network system, and we could charge monthly, or charge nothing. This is something we might give some thought to.

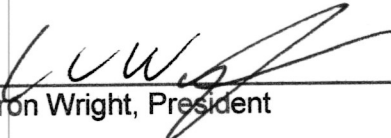
Shirley said she and Steve had taken an emergency preparedness class conducted by Lori Hodges, Director of Emergency Management (Park County) which was very informative and said that Lori is available to speak with homeowners' groups. Mary Ellen will contact her to arrange for a meeting with us. This led to a discussion on attempting to find a bigger meeting room for our meetings. Jack mentioned that Pat White had said that when the new addition was finished at her church, that that may be a possibility for us. Mary Ellen will contact Pat to see if and when that might be available.

Old Business

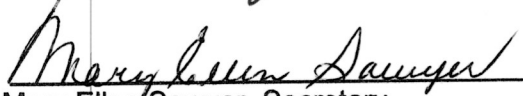
Cameron said that Sarah McDonald from Colorado Open Lands will attend our next meeting to talk about the potential conservation easement of property adjacent to the Park. As Cameron explained, this is a very complicated process and any consideration will depend on what the owner's proposal is. Cameron said that our cost could be in the range of \$40,000. Although, the Colorado Open Lands letter (dated October 9th) prohibits building on the land, Bill said he believed there would be the possibility of recreational type building and the land conservancies are sometimes very flexible.

Mary Ellen furnished copies of the Flume article regarding the Fire Department taking over the ambulance service, and our donation of \$1,000, and the Fire Department's thank you letter to the BHA. She also brought the note from the Coalition for the Upper South Platte thanking us for our recent donation to them.

The meeting was adjourned at 12:15 p.m.



Cameron Wright, President



Mary Ellen Sawyer, Secretary

AGENDA FOR NOVEMBER 8 2008

OPEN MEETING WITH 5 ACTIVE MEMBERS/DIRECTORS
AND OFFICERS.

GUESTS, Christopher Hopkins, help with a planned event.

PRESIDENTS REPORT. CAMERON WRIGHT

Still working on a quote for a hand railing. Decide on donations for
Mountain Resource Center, Mountain Peace Shelter, Bailey Drop
In Center, Intermountain Humane Society, Park County Senior
Coalition, North Park County Ambulance, Others?

LEGAL, BILL HUDGINS

VICE PRESIDENTS REPORT. DAVE DeHOFF

Hays Property

PARK AND TRAIL, JACK ROBERTS

Signs? Interest with starting a Fire Wise Community with help
from the Board.

WEB PAGE,

Changes to some of the site.

THE BURLANDER, MARY ELLEN SAWYER

TREASURES REPORT, ROGER SAWYER

NEW BUSINESS

Looking for volunteers for the Christmas Lighting Contest.

CLOSE OF MEETING