

Burland Homeowners Association, Inc.

General Meeting Minutes

February 13th, 2021

Board Members

Jim Glenn
Pat White
Jack Roberts
Sue Glenn
Debe Whitford
Carrie Marsh
Gene Marsh
Beth Fisher
Tim Peterson
David Vazquez
Stuart Rhodes

Members

Carlos Vazquez
Shelia Canfield-Jones
Mike Fisher
Jenny Penman
Barbara Robinson
Dennis Robinson
Debra Stephen
Mark Evert
William Beggs

Members

Non Members

The meeting was called to order at 9:03 a.m. and it was determined there was a quorum;

The minutes of January 09th, 2021 were approved as read.

This was our 10th Zoom video conference call due to Covid 19.

Welcome and introduction to guests and possible candidates.

Presidents Report Jim Glenn:

New resident received the Welcome package letter Pat White sent out. Didn't realize we had an HOA. When people buy, the title company provides a Title Commitment which includes all recorded documents from Park County related to the property. Links to recorded documents are included in the 8-10 page Title Commitment. Documents include recorded covenants.

A resident calling regarding a pond that is in an unincorporated portion of Trails West and referred her to The Colorado division of water resources and Tim Buckley the water commissioner for our area. All water in Colorado is already owned by someone else. Fire Adapted Bailey (FAB) is working on some ponds to remain to allow fire suppression.

Covid Vaccinations: Senior Alliance of Platte Canyon tried to notify as many as they could. Stride was the one that was doing vaccinations last Saturday. To register go to Park County. Some have gotten them in Fairplay and Colorado Springs. Register online at comassvax.org

Broad band updates: Burland submitted 2 applications to the Colorado Broad Band Deployment Board. In order to increase our chances of getting a grant for fiber optics, our 1st application was limited the areas with the worst internet (folks on the east side of Burland and south side of Burland) 1mb or below.

We hear the state legislature may add more money to that fund. Approval requires several votes and may take months. With that possibility in mind, we submitted a 2nd application grant to do everyone in Burland. We won't get both but hope for the full amount.

Carrie: Turn in your letters of support for Broad band.

Jim Glenn: turn in speed tests. Telemet is becoming more common. Go to speedtest.net The state says 25 is the standard now so they want to help.

Shelia: is there a list of people who are on the committee who decide who gets these grants?

Jim Glenn: David Shipley with South Park Telephone is our contact. Mike Brazell used to be on that board. You can see their names when you log into the meeting. We are trying to debate whether to contact them or if they would think of that as harassing. One Broadband Deployment Board member said they received calls from someone in Monument which subsequently was awarded a grant. When they get to our proposal David Shipley has to recuse himself. We will look at this in the next month.

Shelia: received an email from Governor Polis that they are going to increase Broadband.

Introductions for Director District 5:

- 1) Bill Beggs:
- 2) Jenny Penman
- 3) Debra Stehpen
- 4) Shelia Cantfield-Jones (she decided not to run)

Jim Glenn: gave general information on the HOA and how the HOA works.

Jack Roberts: Firewise/FAB

- *Address markers highly recommended for \$10.00
- *Training- starting in April for what you should plan for.
- *What you should plan for.
- *Evacuation Routes
- *Areas of refuge incase you can't get out or leave your home
- *Working with the Platte Canyon Fire to receive permission to mitigate the burland ball fields and Equestrian arena. Both are owned by Park County. We are drafting a letter to get commissioners to authorize this use.
- *Mark Evert has agreed to be the coordinator again for chip days.
- *Zone Defense
- *Mitigation reimbursement
- *Saws N Slaws still on hold due to Covid. 5 houses pending
- *Go to burlandhomeowners.org to get Firewise information
- *Burn permits needed for open burning and contact the Platte Canyon Fire
- *Ponds project: most of the ponds in the Platte Canyon area don't have water rights. FAB is working with the water commissioner Tim Buckley and also hired an attorney. Together we are working on approval for the legacy ponds right now. We need water for wildfire suppression
- *FAB and CUSP have entered an agreement. CUSP has applied for a matching grant for the right of way mitigation. This will enhance what we already have.
- *CUSP will be the administrator of the grant and the project manager.
- *3 points need to be addressed.
 - 1) From the peewee ball field up to Deer Trail.
 - 2) Sleepy Hollow and Rosalie (the S turns)
 - 3) From CR 72 and long ridge Dr down to Kudu.
- *CODE RED go to Park County website to sign up to be notified for all Emergency situations.
- *Juniper Shrubs and Juniper Trees: are very resonance and pitchy. They are a primary target for mitigation. Not native to the area. They literally explode.

Pat White; attended a meeting for someone applying for conditional use permit for a conference and retreat. 6 to 8 cabins and can accommodate 80 to 100 people. This is an event center. Not one single person asked about fires or evacuations. One way in and one way out. They are meeting on March 23rd to the County Commissioners. 228 S Pine Drive. This meeting will be with Zoom. They did approve you have buy a permit to rent your property for vacation and goes through the county \$300-\$600. 121 acres and it used to be called Deer Creek Christian Camp.

Treasurers Report: Approved as read.

David Vazquez: met with Jim Moore and went over website. Forward all website issues to David. Jim Moore offered to help as much as he can.

Pat White: who maintains the Facebook page. Debe Whitford does. Jenny Penman will contact Debe to go through.

Tim Peterson: 285 light CDOT project. Safe285 committee was able to get it delayed again. Was Rescheduled to put a bid out in January and hopefully we have won this battle. Safe285.com

Shelia: wanted to say the zoom meeting with CDOT was very well done with safe285. Wanted also to know if the children were taught about mountain lions.

Jim Glenn: It may be time to invite Parks and Wildlife, Dawson Swanson, to another meeting.

Carrie Marsh: sent arguments to governor Polis a month ago and he would forward to CDOT and follow up with it.

Tim Peterson: Amy Mitchell is active on the committee and Ron Hanks who is in the state house.

Unfinished Business:

New Business:

Jim Glenn, President

Debe Whitford, Secretary

Burland Homeowners Association, Inc.

Executive Minutes

February 13th, 2021

Board Members

Jim Glenn
Pat White
Jack Roberts
Sue Glenn
Debe Whitford
Carrie Marsh
Gene Marsh
Beth Fisher
David Vazquez
Stuart Rhodes

The meeting was called to order at 11:00 a.m. and it was determined there was a quorum;

The minutes of the January 9th, 2021 were approved as read.

This was our Tenth Zoom Executive meeting due to Covid 19.

Jim Glenn: Scott Abbey complaint update. I contacted Dominique with Park County and he gave me his folder that he was working with Scott Abbey on. 40 Ridge Rd. 2 or 3 meetings with Scott Abbey. The first was close to my meeting. He has filled up several dumpsters and moved things to garage. Not perfect but there were improvements. I went ahead and sent thank you letter to Scott and hope for additional improvements. Partnership with Park County is very helpful.

Carrie Marsh: I heard somewhere that Scott Abbey was looking for bids to build a fence. Just want to make sure not to hide junk.

Jim Glenn: He did talk with Road and Bridge to see where he can put fence in relation to road easements. He has bought some material and working with Park County for the fencing.

Carrie Marsh: refund from American Family. All looks good and no adverse from current company. The inspection was done over a month ago. Good that we have no news from them.

Jack Roberts: Burland Tower Update:

The foundation and tower will not accommodate all of the equipment our tenants have and plan to have. Exceeds the capacity of the foundation. They explored some options on how to beef up the foundation and tower. Dale is going back to Sprint and T-Mobile to have sprints equipment removed. Also, to talk with AT&T if there is fiber optics if they could get rid of the big dish on top. If they can we can do work to the foundation and tower to where other companies will be able to put their equipment. It's a wait and see right now.

Beth Fisher: did share the letter from Dale to Mike Fisher. He said for AT&T to get rid of the dish asap. It is a huge risk.

Debe Whitford: Carrie had requested a list of committees:

- 1) Carrie, Pat and Stuart on membership committees
- 2) Tim was interested in the park
- 3) Tim wanted to be included in the election process as well
- 4) Carrie and Pat working on welcome packet

Tim Peterson: would like the pool mentioned in the welcome letter so they get the revenue. How do the long-term rentals get information?

Jim Glenn: We did put a Frequently Asked Questions (FAQ) item about rentals on our website FAQ. I kept it to one page so landlords could post it on a bulletin board.

Pat White: I can paste that on the back and still limit mailing on the welcome package.

Carrie Marsh: it is still the property owner's insurance would be responsible.

Beth Fisher: Real estate law in Colorado. What are the laws in Colorado? Park County?

Stuart Rhodes: will look into and see what he can find.

Tim Peterson: Some may use a management company too.

Jim Glenn: Discussion on New Director. Whether we vote today or wait for Annual Meeting.

Pat White: Suggestion. We have an opportunity of 3 people who are interested. We used to have to beg and borrow and steal people. I was wondering if Sue Glenn and Gene Marsh would step aside and we can fill those 3 positions today.

Carrie Marsh: Pat and I talked about this yesterday. I talked with Gene Marsh and he would be happy to step down.

Pat White: new people with new ideas and we need to grow. I am excited for the participation.

Beth Fisher: mixed feelings about it. All the candidates are very interesting and bring a lot of talent. It is better to have the director maybe live in their district. Look at what David Sitko did with his area when he was director. My question would be how to put someone in authority with out being to the minutes.

Tim Peterson: the fact that a few have only been here a little while and are interested. They each have something to offer. Bill Beggs has already been to a meeting.

Stuart Rhodes: the high school connection is great as well.

Sue Glenn: I will gladly give up my position as director. I have family that I am trying to help out with. I will still make suggestions and excited for new people. Even though we may not know them well it is good they want to join.

Beth Fisher: I'm just saying it is a great idea when people demonstrate a prior interest in working with something before, they are given the added incentive of being a director.

Jim Glenn: all valid points

Jim Glenn: Do we vote today or vote another day

Pat White: vote today. A delay just delays and we need to make a decision today. I didn't know Tim or Beth when they came in either.

Tim Peterson: I move contingent to Sue and Gene's resignations we affirm all 3 as directors by acclamation (you have one opening and one candidate, as long as no one is against then it just passes).

Pat White: 2nd

Beth Fisher: Did Sheila Canfield Jones definitely withdraw.

Jim Glenn: yes, she did by email

Carrie Marsh: She did withdraw and would like to work with some committees

David Vazquez: maybe knowing what the responsibilities are for future and past.

Jim Glenn: David would you draw up some points that you think would be better?

David Vazquez: Yes, I will draft a letter for pointers needed.

Beth Fisher: We need director development. Training and so forth.

Pat White: you learn as you go. Like taking a new job you learn by experience. We have towers and covid so a lot is changing.

Beth Fisher: my experience is different than that. There has been orientation, development and I think this works to serve the effectiveness. To retain the talent, we have.

Jim Glenn: April Dawn did have valid points Beth would you be interested in doing that?

Jim Glenn: Tim what if we have a vote against then the vote fails? If no one objects then it passes.

Beth Fisher: when I looked at the minutes from our exec meeting all that was said was that Jack said are, we going to fill district 5? Carrie mentioned Tom Ingwalson would be a great addition and Tim said look at our regulars that come to the meetings as well. Jim asked Carrie to write a draft for vacancy. No formal vote to proceed on this. Tim and I feel it should have been a meeting not email. I feel the process clumsy and unyielding. I need time to think. I almost want to ask for a week to think. Not fond of the email meetings and no record. I propose to wait 30 days or wait a week.

Pat White: We can have meetings after meetings on this. Still nothing would be accomplished. Out of all the people we had 4 responses.

Tim Peterson: I would not have made this motion if the 3 people we are discussing now had not presented this morning in our regular meeting. Before the meeting this morning I felt the same as Beth. I am getting overwhelmed with all the emails between the meetings. Then these emails are not getting recorded for the minutes. The meeting this morning changed my mind due to we had the opportunity to be introduced to all 3 and heard interests, talents and backgrounds.

Tim Peterson: Discuss changes to bylaws. Maybe we can clean some things up in them and be more specific and discuss.

Beth Fisher: 2 issues we can table the one on process and proceed with the candidates.

Carrie Marsh: another option if this doesn't pass by acclamation, we can make another motion. It does not have to be by acclamation to get through.

Jim Glenn: any more discussion?

Debe Whitford: in the side notes Jenny Penman offered to help me with the Facebook page and also offered her husband for Firewise.

Tim Peterson: the motion is contingent on Sue and Gene's formally or here resigning, that we approve the 3 candidates to fill the 3 vacancies by acclamation.

Jim Glenn: I do not see any opposing. Gene thank you for the work you have done and lots of hours. Sue thank you too. If you are both willing too do so then we have 3 new directors. Both Sue Glenn and Gene Marsh officially resigned to allow the new candidates.

Tim Peterson: thank you Pat for that great out of the box suggestion.

Sue Glenn: I have one thing to say. I don't feel any of these new people needed to let us know but they did send bio's and emails. I haven't had a chance to look at due to taking care of my mom and grandkids.

Jim Glenn: Bylaw updates. Any interest from anyone?

Tim Peterson: I would. Then we may be able to have David's information in there too once he drafts it up about what to expect.

Jim Glenn: anyone else want to help Tim?

Beth Fisher: I would like to help Tim.

Carrie Marsh: while reviewing the bylaws someone said \$20 what a joke. Maybe raise the dues.

Beth Fisher: Some families may struggle raising the price.

Jim Glenn: the amount may be in the covenants.

Pat White: If it is ok with Beth and Tim, I will send some input on the bylaws.

Treasurers Report Jack Roberts Treasurers report approved as read.

New Business:

1) **Debe Whitford**: Weakland Park Lease with Park County. Jim Glenn; We are drafting a park lease extension. It's called an addendum between Burland and Park County. Jim Glenn has been emailing Tom Eisenman and waiting for signature from the Board of Commissioners. Debe: why do we rent it to park county?

Jack: insurance from Park County.

2) Tim Peterson: Draft for the Emergency Refuge (ER) hiding areas for the ballfield and equestrian are we needing to approve?

3) Jack Roberts: Yes, before I can bring it to the commissioners. **Motion to approve working with Platte Canyon Fire to mitigate the Burland Ball Field and Burland Equestrian area as a emergency temporary area of refuge. Sue and Pat 2nd.** (other areas are pending but not approved yet. We still need to present this). **Board approved.**

4) Beth Fisher: if it is not a board member then please BCC our emails.

5) Debe Whitford: for all emails if you can include Burland HOA.

Unfinished Business:

Jim Glenn
President

Debe Whitford
Secretary