

## Burland Homeowners' Association, Inc. Meeting

April 9, 2011

### PRESENT:

#### Board Members

Mark Ruckman  
Cameron Wright  
Roger Sawyer  
Mary Ellen Sawyer  
Carrie Maul  
Diane Glover  
Pat White  
Melissa Hurich

#### Members

Lonnie Paty  
Diana Paty  
Jim Floyd  
Jim Glenn  
Sue Glenn

The meeting was called to order at 9:00 a.m. by Mark Ruckman and it was determined there was a quorum.

Minutes of the March 2011 meeting were approved as read.

### President's Report

Mark commented on the three responses received to date on the tower fence. Alltel was recently acquired by AT&T (as was T-Mobile) and their inquiry was for Alltel only. With this initial response anyway, they implied they would be willing to participate and would forward the information to their legal counsel. The response date requested in our letter was April 30<sup>th</sup>. (Sprint and T-Mobile also responded.) We will send a follow-up letter to those who have not responded. We will also send a follow-up to the County with our plan to proceed to not fence the County tower, and consequently, not be liable. We will know the status of responses at the next meeting and will proceed accordingly.

Mark mentioned the idea of a community garage sale. This was discussed and it was decided that Mark's neighbor (who would be willing to organize) would be asked to attend the next meeting with ideas on how to proceed.

Mark reported that our investment return indicates 3.6% to date.

### The Treasurer's Report

The Treasurer's Report was approved as read.

### Covenant Violations

847 Quakie – Mary Ellen reported that she had talked with Herb Burton (Code Enforcement Officer) in following up the LUR filed earlier. Herb said that he was working with the homeowner and his attorney and explained that issues such as the VW bus was considered a collector's item, and the building materials were not admissible in Court. The "junk" otherwise, is a violation and he is working with them to get it cleaned up.

325 Yellow Pine – This property owner has not responded to our last request for a plan by March 28<sup>th</sup>. We will send a final letter requesting plan with another deadline, explaining that if the plan is not received, we will proceed with the LUR violation to the County. Mary Ellen also spoke with Herb about this property

which is known by the County as a chronic offender and he mentioned that it will probably end up once again in court. Herb also mentioned that other properties should likewise be reported, so as not to appear that we are singling out one particular property owner.

Mark asked if there are others that anyone knows of. Pat said that the one she has mentioned before, she watches and waits and hopes that it will eventually be cleaned up (without sending the complaint letter(s).

39 Badger Lane – Firewood business; 1st letter March 25<sup>th</sup>. (This is a rental, and owners appeared after the meeting as the information they had was a 10:00 meeting; they were furnished a copy of the covenants that apply to their property and Mary Ellen will also mail them a copy of the Burlander as they have no computer. They were very understanding and are attempting to work with their tenant regarding a resolution.)

112 Catamount Ridge – Received an email from the owner and responded correcting misinformation; requesting a plan to clean up, provided suggestions and gave the owner a complimentary HOA membership so they can use the HOA chipper program for some slash. Owner sent a very nice response and they intend to cooperate and will have clean up completed by May 1<sup>st</sup>.

### New Business

Mark mentioned that we would like to ask Jeanne Boyd to begin cleaning the Park (we have 3 large group reservations to date). It was agreed that Mary Ellen will call Jeanne and get her cleaning service re-established for the season.

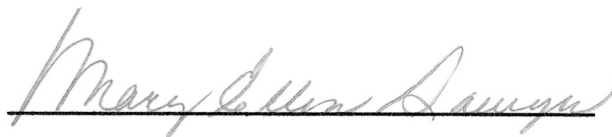
Cameron mentioned having an ADA (American Disabilities Act) concrete pad installed for the Port-a Potty at the Park. This led to a lengthy discussion on the best location, etc. There was a meeting at the Park after the regular meeting with ideas on the best location with regard to disability and ADA approval. Mary Ellen said she was opposed to locating it in the aspen grove as we have had weddings take place there. Melissa is very knowledgeable about ADA requirements and had valuable input. Cameron and Jim Glenn will work together and present a proposal at the next meeting.

Roger mentioned possibly considering a climbing wall at the Park. Mark said he would rather not have multiple projects in the works so that we don't have a big money drain. This could be considered after we get through the Port-a-Potty project.

The meeting adjourned at 9:30



Mark Ruckman, President



Mary Ellen Sawyer, Secretary

**Burland HOA Board of Directors Agenda for Apr 2011**

**9am-10am**

**Visitors (10 min) - None**

**Approval of minutes from the prior meeting**

**President Report - Mark Ruckman**

- Responses for the tower fence
- Annual garage sale day for Burland?
  - Volunteer to help organize
  - HOA would pay cost for Flume advertising?

**Treasure Report - Roger Sawyer**

**Sign status - On Hold**

**Covenant Violations**

- 325 Yellow Pine - After trading a couple of letters with the owner and providing photo's of what needs to be cleaned up, we have not heard back by the Mar 28<sup>th</sup> deadline. Proceeding with a 2<sup>nd</sup> letter
- 847 Quakie Way - Case turned over to Park County as an LUR compliant after the owner was combative and engaged outside counsel.
- 39 Badger Lane - Firewood business; 1st letter March 25th.
- 112 Catamount Ridge - received an email from the owners and responded correcting misinformation, requesting a plan to clean up, provided suggestions and gave the owner a complimentary HOA membership so they can use the HOA chipper program for some slash. Owner sent a very nice response and they intend to cooperate and will have completed by May 1st.

**New Business**

Re-employ Jeanne to clean the Park (3 large group reservations to date.)

**Close Meeting**