

## Burland Homeowners' Association, Inc. Meeting

September 10, 2011

### Board Members

Mark Ruckman  
Cameron Wright  
Roger Sawyer  
Mary Ellen Sawyer  
Diane Glover

Carrie Maul  
Dick Scofield

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 August 13, 2011 meeting were approved as read.

### President's Report

Mark mentioned the Resolution prepared for signature for those attending the July meeting concerning the expenditure for the cell tower fencing approved earlier.

Mark presented some figures concerning our treasury i.e, the dollar amount in cash reserves, the estimated income from the cell tower for the next 12 months, dollars invested with Evergreen Global Investments and known expenses through September, 2012. This information was made available in consideration of looking to the future in the event our tower income goes away, and a proposal to add then, \$50,000 to our investment account. There was a lengthy discussion concerning this and current market conditions. It was decided to invest \$10,000 at this time and reassess further investments in increments of \$10,000 for the next four (4) months. **Mark asked for a motion; it was moved, seconded and approved to invest \$10,000 now, and take the next \$10,000 into consideration in October and subsequent three meetings.**

Mark spoke about the Christmas Lighting Contest in that we had given 4-\$100 prizes last year (along with free HOA membership). There was discussion and it was decided that we would have four (4) categories this year i.e., most creative; most elaborate; use of landscape; and, newcomers (new property owner, or someone who had not participated in the last 2 years.) This information will be included in the Burlander next month. We will also post this on 285Bound and Pinecam, and in addition, place an ad box in the Flume which will also mention the Burlander being online.

Mark mentioned that the Park Lease will expire in December 2011. He explained that this lease was put in place between the HOA and the County so that the park is considered to be a public park and the County in turn, is to provide a \$1M insurance policy. (At the same time, the HOA carries our own \$1M insurance policy as advised by our attorney.) Mark will send an email to Lee Phillips (County attorney) concerning the lease and we will decide whether or not to extend.

### Treasurers Report

The report was approved as read. Roger mentioned that the dollar amount reflected on the report for the tower fence was half of the total cost as a down payment. The HOA share of the total cost however, will be \$3400 after the County, Alltel, and Verizon pay their share for which they have been invoiced (payable September 15<sup>th</sup>.)

### **Signs Status**

*Diane reviewed the final plans for the subdivision signs located at Impala/Kudu and Catamount/Sleepy Hollow. The gas lines have been relocated and everything is moving along as planned.*

### **Tower Fence Installation**

*Cameron said he has begun work on the fence; it is on schedule and should be in place by the first part of October. Cameron agreed to purchase a combination lock, and look for a suitable "No Trespassing" sign.*


### **Covenant Violations**

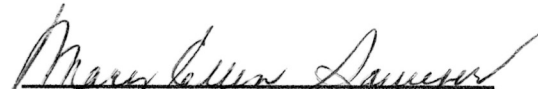
- *325 Yellow Pine – LUR filed with the County. No response to our most recent follow up. We will follow up again in another month.*
- *383 Yellow Pine – Owner plans to complete by September 17<sup>th</sup>. We will check after that time, and follow up with the owner when they return from a trip.*

### **New Business**

*Information was received concerning the volleyball court property and there is apparently a petition being prepared by neighbors who allegedly plan to present this to the HOA and to the County. If this occurs, we will listen to the concerns and take them under advisement. Mark will also make the property owner aware of this possibility.*

*Meeting was adjourned at 10:15 a.m.*

  
\_\_\_\_\_  
Mark Ruckman, President

  
\_\_\_\_\_  
Mary Ellen Sawyer, Secretary

Burland HOA Board of Directors Agenda for Sept 2011

9am-10am

Invest \$10K w/ bond. - Razer

visitors (10 min) - None

Approval of minutes from the prior meeting

President Report - Mark Ruckman

*approved*

- Resolution for the fence project *OK*
- Increasing our investment with Evergreen Global Investments?
  - Markets are down, good time to buy in
  - \$139,000 is cash reserves
  - Estimate \$87,500 in income from the tower for the next 12 months
    - Estimated reserves of \$226,500 + \$50,000 (up \$1,595) invested with Evergreen Global
  - \$36,000 in known bills through Sept 2012
    - Total estimated HOA funds \$190,500 + \$50,000 invested with Evergreen Global
  - Suggest we add \$50,000 to our investment fund

*discussed -  
Time valued money  
\$1600 +  
+ fees  
good thing -*

*clear - more?*

- XMAS lighting contest - last year, we gave \$100 to 4 winners, and a free membership
- Park lease with the County expires in December

*could use credit card  
Bank of Choice -  
FDIC to cover*

Treasure Report - Roger Sawyer

*email to Phillips -  
discussed 1M policy (under)  
their umbrella -  
Cell T-mobile  
19th Sept.*

Sign status - Diane Glover

- Update

*if things go away  
no money  
am I feel comfortable w/ sitting there  
liquid asset acct + 1% int. -*

Tower Fence Installation Status - Cameron

- Status

*\$10,000 - mo - 5 mo. - reassess ea.  
month. -*

Covenant Violations

- 325 Yellow Pine - LUR filed with the county - county pushing the owner to clean up inoperable cars
- 383 Yellow Pine - Owner plans to be complete by Sept 17th, HOA will check after the 17th and follow up with the owner when they return from a trip.

*239 incl 50 inv. - \$189,000 - Qui - looking  
at but up the  
profile -  
50K - last yr.  
+ 1600  
after fees -*

New Business

Close Meeting

*ad boy - \$  
Burland  
send email.  
285 -  
to picnic  
& 285 that  
newletter -*

Category - ?

*Pinicame  
I love article?  
4 - \$100*

*Mark - ask for material -  
10K now  
next 4 mo review ->  
Mtg - ~~second~~ more  
Raz - 2d*

- 1 most Creative -
- 2 most elaborate -
- 3 newcomers - new or  
hasn't won  
last 2 yr.

*heavy duty  
discussed lack -  
pudn. top - Combs  
signs - ? no trespassing - covers  
all.  
buy for  
paint, -> no -*

\* 3400 bu share  
Invair sides 15 Sept.