

**Burland Homeowners' Association, Inc. Meeting**

**April 10, 2010**

**PRESENT:**

Cameron Wright	Mark Ruckman
Mary Ellen Sawyer	Roger Sawyer
Diane Glover	Pat White
Shirley Franklin	Carrie Maul
Melissa Hurich	Dick Scofield
Diane Glover	Suzy Fulghum, Guest
Peggy Verwys, Guest	Rhonda Heiman, Guest

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

Minutes of the March meeting were approved as read.

**President's Report**

Cameron introduced guest Suzy Fulghum who represented "Friends of the Pool, Inc." which is the support organization for the Marge Hudak Pool. Suzy was there to solicit money for the pool. She said that they are a nonprofit organization and need money to fund the various programs they provide in coordination with the Platte Canyon School District. She said they raise money through writing grants and bonds, and that money is used for salaries, pool equipment and maintenance. The utilities of the pool are tied to the school budget. Cameron told her that we would consider the information and get back to her. This was discussed later in the meeting and it was the opinion of the majority that the Marge Hudak Pool is currently receiving tax dollars and we didn't feel a donation was appropriate at this time. It may be considered later in the year.

Cameron then introduced the next speaker, Peggy Verwys, who spoke about the bad road conditions and culverts in her neighborhood. She is working to gather neighbors and any one or any equipment available to assist those who need help in clearing culverts. She mentioned that she had spoken to Sheriff Wegener at a meeting recently about possibly using the help of "community service" people and he indicated that this may be a possibility. Mary Ellen said that she was at this meeting, and the people who were discussed as possibly assisting were "prisoners", and some were not in favor of having prisoners in the neighborhoods. Peggy said that the town of Alma has some sort of drill equipment that may be used. Cameron said it may be a good business for someone who has equipment to clear blocked culverts. The bottom line is that the culvert problem starts with Road and Bridge, and that possibly we could have Dave Kintz at the next meeting.

Cameron said that he and Diane had been working on the sign project, and had received the survey. The present sign at Kudu and Impala confirmed that it is on private property as we had previously thought and we will work with the homeowner or find an alternate location. The other at Sleepy Hollow and Catamount is within the road easement so we can proceed with that one. Diane and Cameron are working with contractors regarding the specs and sealed bids, and a drawing was furnished of the design of the sign. Diane said there are currently three contractors bidding, and the possibly two others.

Cameron said that it appeared the By Laws are finalized. Everyone was in agreement except Pat White who said she was in disagreement with only the Board voting on various issues, and not all members. There was discussion on how a Board works i.e., as a governing body of the organization that is elected by

the members. Mary Ellen has prepared a cover letter which was reviewed and edited by Bill (attorney) and will do the mailing of the letter with a copy of the By Laws to all BHA members at least ten days prior to the next meeting when the By Laws will be adopted. She also prepared a Resolution (reviewed and edited by Bill) that will be presented for signature by the Board at the meeting after the adoption.

Cameron presented copies of sample letters that we use for covenant violations, and said that he thought we should be prepared after the second notice (If there is no response) to go forward with legal action. Mary Ellen said that normally, the next step is to prepare the file and forward it to the County for their processing according to the LUR's; however, as we know, this very often is the end of it. Cameron said that he would like to get our feelings on whether we should pursue these on our own through the Courts and it was the consensus of opinion that we should do that. This has never been done, but it was agreed that if we lose, we lose, but if we win, it could set precedence in pursuing future violators.

Mary Ellen reported that we have 12 applicants for the scholarship and she explained the process. Mary Ellen, Roger and Mark are working on this. The awards ceremony is May 18<sup>th</sup> at the high school.

### **Vice President's Report**

Mark presented a Resolution that Mary Ellen had prepared at the request of Eric Lybarger (Evergreen Global Investments) which he read and everyone indicated their "vote" of agreement with their signature. The next step is to sign the contract with Eric's firm prior to making our investment.

### **Park and Trail**

Cameron volunteered to take over the Park/Mt. Bailey duties with Jack's departure. Shirley mentioned that her husband Steve is available to help as needed.

### **Grant**

Mary Ellen reported that she has written a follow up letter to the County as we had no response to our letter concerning the Grant denial. (A copy had been furnished earlier to the Directors via email.)

### **The Treasurer's Report**

Roger presented the Treasurer's Report which was approved as read.

Roger also stated he was working with Carrie Marsh for a competitive bid on our Park insurance policy which expires April 20<sup>th</sup>. (American Family currently has the policy.)

Mary Ellen asked Cameron if we have a copy of the insurance policy or a certificate of insurance from the County on the additional insurance that they are to carry on the BHA in consideration of the Park Lease. Cameron said he was unsure about this, but would take a look at his files.

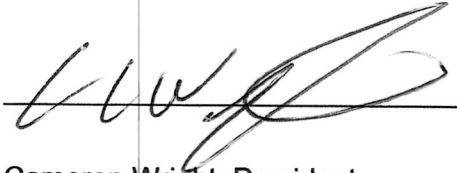
### **New Business**

Cameron announced that he will be stepping down from the BHA President position in June. He will however, stay on doing the Park/Mt. Bailey duties. Everyone is grateful for all that Cameron has done the past seven years, and are happy that he is willing to take over the trail duties with Jack's departure.

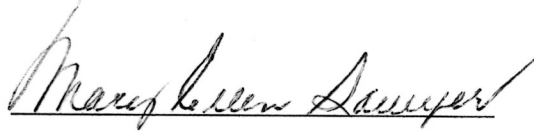
There was discussion on the port-a-potty for the Park i.e., fees, ownership, etc. Mark suggested we look into buying one and Roger will contact Shirley Septic for some numbers.

Melissa Hurich was elected as a Director to fill Jack Roberts' vacancy. There was discussion that Jean Wagner (not present) had indicated an interest and it was noted that all Director positions will be up for re-election in June and she was welcome to participate at that time.

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

A handwritten signature in black ink, appearing to be 'C. Wright', written over a horizontal line.

Cameron Wright, President

A handwritten signature in black ink, appearing to be 'Mary Ellen Sawyer', written over a horizontal line.

Mary Ellen Sawyer, Secretary

AGENDA FOR APRIL 10 2010

OPEN MEETING WITH 5 ACTIVE MEMBERS/DIRECTORS  
AND OFFICERS.

PRESIDENTS REPORT. CAMERON WRIGHT  
Sign Project, Bylaws, Covenant Complaint Letters. Scholarship.

VICE PRESIDENT'S REPORT. MARK RUCKMAN  
Resolution for investments.

PARK AND TRAIL. CAMERON WRIGHT

WEB PAGE. Improvements to the site.

THE BURLANDER. MARY ELLEN SAWYER  
Status of grant?

TREASURES REPORT. ROGER SAWYER

NEW BUSINESS

CLOSE OF MEETING

*- By Laws -  
Approved  
Can't send 2<sup>d</sup> & not  
back up. -  
be prepared to  
enforce -*