

Burland Homeowners Association, Inc.

General Meeting Minutes

October 10th, 2020

Board Members

Jim Glenn
Pat White
Jack Roberts
Sue Glenn
Carrie Marsh
Debe Whitford
Gene Marsh
Beth Fisher

Members

Carlos Vazquez
Steve Vincze
David Sitko
Scott ?
Alison Collins
Paula Marquez
Howard Marquez

Members

Non Members

The meeting was called to order at 9:05 a.m. and it was determined there was a quorum;

The minutes of September 12th, 2020 were approved as read.

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

Welcome and introduction to guests.

Presidents Report:

- 1) **Broadband**: frustrating news that we maybe didn't deserve. We thought we were in the top. Jack Roberts and Emily Fose were on the call. They only looked at one sheet of paper. Tom Ingwalson had gone to great lengths making maps of those underserved which was less than 10mega bits per second which includes about half of Burland the East side and half on the South side. The farther away from the tower or how far from Century links wire. There maps only showed 3 underserved in last meeting and now they only have 2. Tom's map shows 580 something. David S had to recuse himself and no Mike Brazell switched his membership to commissioner RAY??? We were knocked down. Do we give up or get back up and dust of the dirt and try again? The need for broadband is greater with Covid. What are your thoughts?
 - a) Tim Peterson go forward and keep pushing and so does Carrie Marsh.
 - b) Carrie Marsh: USDA grant opened September 23rd which we (Mindy) is applying for now. Her son is in the hospital so hasn't been able to give update. Also. If anyone is interested in grant writing please let us know.
 - c) Steve Vincze: my thoughts are, it is worth applying again but timing is bad. During Christmas and the first of the year is hard for people. Maybe begin again in March for the new spring and new attitudes and people not so strapped in trying to still having to paying Christmas off.
 - d) Jim: they didn't spend a lot of time on how many people had commitments. They looked at another group who had 200 underserved and that seemed to get their attention even though we had 500 plus underserved but only listed 2 as being underserved. Maybe state in cover sheet how many are underserved?
 - e) We were all baffled.
 - f) Jack Roberts agrees with Steve. The cutoff in Dec is too short. Maybe wait for the new cycle in June. Give us more time to recruit more people and Covid to relax. Also, it would give us more time to review application and maybe like Jim said to put more information on the front page of those underserved. This yr 16 projects totaling

\$12,000,817.00 but only had \$7 million 99 thousand available. The projects that were selected came \$6, 000,846.00.

- g) Beth Fisher: like the idea of holding off. Our own Neteo service is doing well and that is why we didn't comment.
- h) Tim: Mike do you know anything about star link?
- i) Mike, before these systems are up and running could be more than a year.
- j) Dave Sitko: I am with Carrie and Tim; we have our hat in the race. We are already going for it why not keep with it and just keep going otherwise we may be forgotten.
- k) Jim: Grants-Colorado broadband deployment board. We did make promises and if we didn't get grant, we would refund unless they want to move forward.
- l) Pat: I sent out 43 letters to new residents. How many people have requested refund?
- m) Jim: probably 2 but may be too late for pay pal due to cannot be longer than 6mos.
- n) If between now and Jan the USDA grant is approved it would maybe improve our odds of getting another grant.
- o) Carrie: maybe we are asking too much money. Maybe other grant approvals will make our request amount lower.
- p) Alison Collins: We are interested in long term to leave our monies in.
- q) They did state that some of the others were their 3rd try.
- r) Carlos Vasquez: we are fortunate to have good service with Rise. We also heard t-Mobil is offering home internet 50mgs for \$50.00.
- s) How many people would like to wait? Three. How many for Jan? 6+ so we will submit for January.

Jim Glenn: Leadership training:

- 1) Added the grading sheet to meetings.
- 2) Stages of HOA: thinks we were in the renewal stage. New board members, Cell phone tower and broadband.
- 3) Talked about when excited you want to give your 2 cents in and we need to not monopolize the talks.
- 4) Please raise your hand or if on phone speak may I talk.
- 5) Important to have committees and goals. Be a champion.
- 6) Maybe a grant trainer.
- 7) Let Jim know if you have any idea's or thoughts

Jack Roberts: Jim Glenn said the Firewise grant for \$2500 was approved. (board of County commissioners). Among several others approved.

Firewise:

- 1) Rapid Risk assessments letters Platte Canyon Fire Chief Joe Burgett. Unfortunately, covid had restricted the number of participants so that slowed the process. They were completed in early July a follow up with a survey was to be mailed 2 weeks ago but hasn't gone out yet. Please fill out the survey. It allows the wild fire research office getting an understanding of people's knowledge of fire and fire prevention.
- 2) Firewise committee is still busy behind the scenes. Our next meeting is Wednesday, October 14th 2020 @ 6:30 pm. Please send email if you would like to attend.
- 3) The grant money awarded will be given to the Platte Canyon wildfire module to help defray the cost from them doing the rapid risk assessments and other activities.
- 4) We are in the process of developing a Firewise community update. We have a draft that we are working on in the process of power point for saws and slaws. Define areas of refuge. When we have an evacuation.
- 5) Saws and slaws are on hold this year due to Coved. Chip days free; 4 or 5 properties lined up already. They will need to sign a Chipper waiver release and estimate hours 3 zones 1) home ignition zone: 0-5 ft 2) intermediate zone: 5-30 3) extended from 30-100 ft. The reason is we need to know we have to do an annual Firewise report which is coming due in November. Call our chip coordinator to sign up with Mark Evert.

6) The Bailey slash site is open and operated by (CUSP Coalition upper South Platte). They are only open 1-day weekly Saturdays 9-3pm the cost went up \$20 a load. Dry year no open burning. Burn permits are annual. Expire December 31st. oct 1st and April 30th while there is a minimum of 2 inches of snow on the ground. Guidelines to follow @ pcf.d.burnpermits.com big fines if not followed.

Pat White: Any Park County updates. The candidates had a discussion competing for commissioner and lets see what happens at poles.

Jim Glenn: please support the flume by buying a subscription. They are the only paper that is up here to give our news.

Jim Glenn: if interested in park county meetings please contact him for more information. .

Treasurers Report: approved as read

Unfinished Business: Carrie Marsh: 5 quotes best was state farm but underwriters turned down, American family would not include tower but would not get back so we changed agent. The new \$4150 yearly guarantee that they will cover. Will discuss more in executive meeting. 16 companies all together were asked for quotes.

Debe Whitford: It was agreed in the last executive meeting not to open park, so it remains closed.

New Business:

Jim Glenn: when we have committees established, we will provide information on agenda's Also 9 health fair October 17th 8-1pm at Platte Canyon High School.

Jack Roberts: Jim Moore is soon to be moving, we will need to find someone to take over managing our web site. He is using a web page that the average person can learn.

Meeting adjourned @ 10:00a.m.

Jim Glenn, President

Debe Whitford, Secretary

Burland Homeowners Association, Inc. Executive Minutes
October 10th, 2020

Board Members

Jim Glenn
Pat White
Jack Roberts
Sue Glenn
Debe Whitford
Carrie Marsh
Gene Marsh
Beth Fisher

The meeting was called to order at 10:17 a.m. and it was determined there was a quorum;

The minutes of the September 12, 2020 were approved as read with one correction to update T-Mobil name.

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

Jim Glenn: 40 Southridge Road Complaint update: Hand delivered to Scott Abbey. He took it well and had spoken with him previously. In the mean time he was visited by Park County zoning and complaints department. He is going to put up fencing and Dominique with Park county to revisit property. If no improvements we will send a second letter 30 days after first letter. Jim did include Park county zoning and complaints department and commissioners. Amy Mitchell did respond and thankful we included her. There has been improvement so it is encouraging. Will touch base with Scott Abbey later and see what other improvements he has done with property.

Review of leadership training.

The Seniors of Platte Canyon and FAB on Friday October 16th, from 11:00 a.m-2:00pm. If anyone else is interested in promoting and marketing please let Jim know.

Jack Roberts: Mount Bailey Tower:

- 1) Revised cost estimates sent earlier this week from Enertech Resources. We have received first bill for Tower mapping and structural analysis for \$7,000. Mailed a check to them Friday October 9th, 2020.
- 2) Enertech is also working with all of our tenants to get information on the equipment they already have on the tower and have asked for future updates. Most of the tenants have been responsive.
- 3) One of our next phases will be construction management. Once Enertech has a good understating and an agreement for exchanging of equipment we should have them as a project management for \$5,000 for each installation.
- 4) Mark Davidson did an analysis of leases and he came up with a sample lease agreement. There will be minor tweaking for some tenants. Hope to have prior to November meeting and will forward once I receive and possibly request a zoom meeting to discuss with Board.

Carrie Marsh: Insurance updates: 16 companies were contacted but, only a few got back. The standard companies all declined except State Farm and American Family.

- 1) State Farm submitted to underwriters. It was declined due to we are in a wild fire zone.
- 2) American Family states they are sure they can get it approved. Cell tower alone \$250,000 for \$2823.00 year. Playground and pavilion \$50,000 each 1370 4193 yearly each with \$1,000 deductible.

Carrie Marsh: makes a motion to accept American Family \$4193 for a year to cover physical damage to the playground, pavilion and tower. Tim and Pat 2nd.

Debe Whitford: what does physical damage mean: Carrie: replacing the physical items.

Debe Whitford: are we requiring tenants to have insurance as well? Jack responded yes, they are required to have coverage up to a million dollars.

Carrie Marsh: it will not cover any of the tenant's equipment.

Vote was unanimous to go with American Family.

Debe Whitford: Bo contacted me on Facebook to ask if we would be interested in 2 basketball back boards. His father is a physical education teacher and would like to donate to Burland HOA for the park.

Pat White: the park is closed so we would be encouraging play at the park.

Debe Whitford: will contact Bo and ask if he would still be willing to do once park is open.

Jim Glenn: (NEW) Grading on meetings;

Did Board stick to agenda? Yes

Did Board listen to each other? Yes

Did Board use time wisely? Yes, but need to be shorter. Need committees.

Was Board prepared? Beth would like more time consideration for agendas.

What changes: Shorter talks, need committees and agendas earlier.

Treasurers Report: Approved as read.

Unfinished Business: Jack Roberts will drop off everyone's prior director checks on Sunday.

New Business:

Jack Roberts: have not received pay slips from accountant yet for Officers pay.

Meeting Adjourned: 11:10 a.m.

Jim Glenn
President

Debe Whitford
Secretary