

Burland Homeowners' Association, Inc. Meeting

September 13, 2008

PRESENT:

Cameron Wright
Pat White
Roger Sawyer
Jack Roberts
Bill Hudgins
Dan Spykstra

Dave DeHoff
Linda DeHoff
Dick Scofield
Mary Ellen Sawyer
Ed Montgomery
Dr. Jim Walpole

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

Minutes of the August meeting were read and approved as amended.

President's Report

Representatives of the Platte Canyon School Board attended to ask for our support for the upcoming November election (Amendment 3A). They were Dr. Jim Walpole, Superintendent, Ed Montgomery, President of the Platte Canyon School Board, and Dan Spykstra. Dr. Walpole stated that they are struggling to compete as they face increasing financial challenges and they are asking voters for a small mill levy override. Money is needed for staff in order to compete as they are losing quality teachers to Jefferson County for example, increasing utility costs, gasoline and diesel costs. This will cost residential taxpayers approximately \$15.00 for each \$100,000 property value, and this would be lowered with a reduction in levy for bond redemption, bringing it down to \$4.97. Handouts were provided which outline more specific details regarding where the money is needed and where it would go. We will include this in the Burlander Newsletter for the community as information only.

Cameron reported he had called Michael Spero, property owner next to the Park regarding a request for water to be used in painting the basketball court; however, was unable to speak with him or leave a message.

Roger will arrange for water, and coordinate this with Colin Donovan who offered to paint the basketball court.

Legal

Bill said he had left a message for Tom Eisenman regarding Herb Burton attending our meeting today, however, Tom did not return the call.

Covenants/LURs

Raymond Hayes attended the meeting to discuss the LUR violation filed against his property at 578 Eagle Trail. He said he had not received anything from the County. He stated he cannot read and has health problems. He is a welder and plans to work from

home as soon as he is cleared to work. He stated that he must keep 4 trailers, 2 utility boxes, and a van. He lived on CR72 at one time, then in a rush to move, moved everything to Eagle Trail. He said he is looking at a larger piece of property at Bluebird and Chickadee. He said he would do the best he could to clean up as quickly as he could. He then left the meeting.

It was decided that Dave DeHoff would call Herb Burton and meet him at Mr. Hayes' property to discuss the situation and possibly reach a reasonable conclusion with Mr. Hayes on getting this resolved. Bill will call Mr. Phillips, the County Attorney regarding writing a stipulation/agreement.

Bill mentioned the letter he wrote to the County acknowledging their improvement in County code enforcement and appreciation to the BOCC. However, there was apparently a mix up in communication and it was not signed and mailed. Cameron will do this in the next week.

The LUR complaint will be re-filed with the County on the Zimmerman property since it remains as before with a number of vehicles and trash, including batteries and tires, even though Herb Burton (the Park County Code Inspector) determined earlier that it was in compliance.

Covenant complaints discussed were a braying donkey and "numerous horses" neighboring 220 Burland. We will look into this; however, the property at 220 Burland is trashed and we will be sending a letter to the owner also.

Another email complaint was received regarding the neighbors at 206 Dick Mtn. Drive who "think" they are making an ATV track. We will respond that there is nothing we can do at this point.

Park

Jack stated he had not looked into the signs for the trail. Jack read a thank you note from CUSP regarding our participation in the chipper program. **There was a motion which was moved and approved to make a \$150 donation to CUSP.**

Pat said she had spoken with the realtor regarding the land adjacent to the Park and it is for sale for \$184,000. Pat talked with John Tighe (County Commissioner) and he thought it was a good idea for BHA to purchase it. Some type of grant money was discussed which may be a possibility. (We have applied and received grants in the past through the Colorado Lottery for our playground equipment). Grants through the Colorado Lottery must be submitted by mid October.

Linda DeHoff suggested that we plant some wildflowers along the Mt. Bailey trail and it was decided to do that and we will reimburse her for the amount not to exceed \$200.

Burlander

The Burlander will be published in October. Mary Ellen has some advertisers gathered and looking for more. We will include in this issue, the Christmas lighting contest. **It was moved and approved to increase the prizes by \$50.00.**

Web Page

Cameron spoke with Robert River, our new web page manager, regarding Robert's ideas and suggestions concerning enhancement of our website.

Treasurer's Report

The treasurer's report was approved as read. Roger stated that our CD was renewed at the rate of 3.7%.

Pat White stated she had talked with her tax attorney in Ohio and he stated that basically any income received is taxable. Pat did not have any detailed information to provide. Discussion followed and our bookkeeper's letter re-read concerning the tower income which says in part...."Because Burland Civic Association Inc. is a non-profit organization under Internal Revenue Code Section 501c4 there are a number of different types of unrelated business income that are specifically excluded from tax. The interest earned on savings accounts (code section 512(b)(1) and rental income of real property (section 512(b)(3) are two types of income that are excluded from tax."

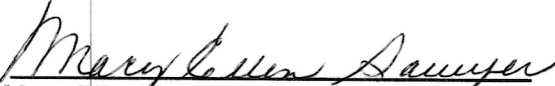
This led to our search for an IRS letter of determination stating that we are a 501c4 organization. Mary Ellen will research that, and also names of Colorado tax attorneys for an opinion on our tower tax situation.

New Business

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



Cameron Wright, President



Mary Ellen Sawyer, Secretary

AGENDA FOR SEPTEMBER 13 2008

OPEN MEETING WITH 5 ACTIVE MEMBERS/DIRECTORS
AND OFFICERS.

GUESTS, Mike Fraser and ~~Dave Wahrpol~~. Discussion on a
proposed mill levy for the school district.

*Jim Sheppard led Montgomery
pres school
bd.
and?*

PRESIDENTS REPORT. CAMERON WRIGHT

Meeting with BOCC in regard to signs. Letters of complaint to 220
Burland. Call made to the Speros to ask for the use of their water
for the work on the basketball court.

LEGAL, BILL HUDGINS

VICE PRESIDENTS REPORT. DAVE DeHOFF

PARK AND TRAIL, JACK ROBERTS

Signs?

WEB PAGE, Robert River working on some changes to our web
Site. Suggestions for additions to the site?

THE BURLANDER, MARY ELLEN SAWYER

TREASURES REPORT, ROGER SAWYER

Taxes.

NEW BUSINESS

CLOSE OF MEETING