

## Burland Homeowners' Association, Inc. Meeting

May 9, 2009

### PRESENT:

Cameron Wright  
Jack Roberts  
Roger Sawyer  
Craig Fisher  
Sharon Seeley  
Craig Fisher

Dick Scofield  
Mary Ellen Sawyer  
Diane Glover  
Mark Ruckman  
Jim Seeley  
Rob Rivers

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

Minutes of the April meeting were read and approved.

### President's Report

Cameron welcomed Rob River, our web page manager. Rob stated he was open to most anything we would like to do and would assist us in getting it organized and in place. Mary Ellen said that in addition to pictures, which we had talked about earlier, we would like to include a membership form, an events calendar, and a covenant violation form on a regular basis. With the special events we have going on now i.e., the Flea Market and Chipper Project applications could also be included. There was also mention of having the meeting agendas online, as well as the Burlander Newsletter (in addition to the normal bulk mailing that is currently done).

With regard to the membership form, the idea of paying online was discussed as Craig Fisher had suggested earlier, and Rob stated that Pay Pal could be used, and that we might consider an increase of 3% to the membership cost for the use of Pay Pal and the convenience of paying online.

With regard to the Burlander Newsletter advertising, Diane mentioned that we might consider an increase for this additional source of advertising.

It was moved and seconded that we would place online the membership form (with the option of paying online), an events calendar, a covenant violation form, the meetings agenda, and any special projects or events.

Mary Ellen will be working in coordination with Rob on the web page changes.

Mark Ruckman was introduced as a new member, and being interested in becoming a District Director. Mark was nominated and elected to become the new Director of District #4. (Mark replaces Don Collins who moved from the area awhile back.)

Cameron said he had been in contact with Sarah McDonald from Colorado Open Lands and Bill (our attorney) and quoted from some of their emails regarding the possible purchase of the land adjacent to the Park. We need a Sales Agreement and a Management Plan. Also, some things allowable on the land are a well, maintain existing road, expanded parking, helicopter may land (servicing towers/firefighting), but no permanent pad, removable disc golf pads, but no permanent golf course, and Sarah needs clarification of this, educational kiosks with limitation

on size, no meeting room (building), and electrical utilities such as power for well pump. Regarding the County taxes, the County has no policy on reducing taxes, and the landowners are not in favor of paying the current taxes of \$2,142 which would be due if there is a closing on August 15, 2009.

Bill is most interested in the purchase and sales agreement, title documentation, conservation easement and survey, and management plan. The Management Plan must be done in order to determine the cost of the land prior to writing the Purchase Agreement.

**It was moved and seconded to pay for the Management Plan at a cost of \$1,350.00.**

Cameron will advise Bill that we are moving ahead with the report (Plan) and possibly he will give us an estimate of his legal costs. Sarah McDonald will prepare the package for Bill's review.

Roger and Mary Ellen have an appointment on May 27<sup>th</sup> with Pam Oline, E.A., (Evergreen Bookkeepers) to discuss any tax implications that may be involved with this proposed purchase. Roger mentioned that we are a non-profit and currently pay no taxes on the Park property, so we do not anticipated any property taxes; however, this is a precautionary measure.

**Vice President's Report**

Cameron stated since we currently do not have a Vice President, there is no report.

Numerous motorcycle complaints have been received in the past few weeks; and letters have been sent to the property owners. Also, Roger and Mary Ellen met with a Deputy DeBerry to discuss the complaints and how the Sheriff's Department might provide some assistance. There is a State noise statute; however it is not enforced by Park County. DeBerry said that people are free to ride their motorcycles on their private property and that his suggestion would be to contact the County Commissioners for their help in establishing regulations n Park County. Discussion followed and it was decided that Roger and Dick will contact the Commissioners to discuss the State noise statute and what might be done to enforce this in Park County.

**Park and Trail**

Jack had no new information on the vault toilet proposal.

Jack stated that he had talked with the Colorado State Forest Service regarding volunteer work on the trail this summer. Discussion followed on best dates for the work and it was decided on Friday, July 10<sup>th</sup>, and Saturday, July 11<sup>th</sup> and we would invite the CSF volunteers to the BHA picnic on July 11<sup>th</sup>, as we did last year.

Jack also mentioned that Roger, Cameron and he had marked the trail for appropriate sign placement and the signage costs would be:

14 signs, and 7 "reserve" signs - \$1,024.80  
Square tubing for 11 posts, and 5 "reserve" posts - \$375  
Nuts, bolts, washers, ready-mix - \$50

Total Cost – Approximately \$1,460.00

**It was moved and seconded to approve costs as outlined.**

Jack stated that Roger, Mary Ellen and he had received a call from Homer Hollensbe requesting help in identifying the owner of a property (vacant land) near him who has beetle kill. Mr. Hollensbe is interested in removing the beetle kill trees. The owner information was provided Mr. Hollensbe and he will contact them asking to remove the trees. He will let us know if he is not successful, and we will provide whatever assistance that we can.

**Web Page**

Covered earlier with Rob River.

**The Burlander/Grant Writing**

The Burlander was published in April, and the next edition will be in July.

Shirley Franklin emailed information concerning the availability for grant money for the purchase of the land (adjacent to the Park). The email stated that Shirley had spoken with Gary Nichols, Director of Tourism for Park County, and he said that the Great Outdoors Colorado Trust Fund (GOCO) would be appropriate for this, and that an application would be available on June 15<sup>th</sup>. The GOCO projects committee meets on September 9<sup>th</sup> to review the applications with a possible decision on October 2<sup>nd</sup>. In regard to being reimbursed by a grant (if we purchase the land prior to a grant), the grant reads: "GOCO's Open Space program primarily funds acquisitions to be completed after the grant award; however, in limited circumstances, where the timing of an acquisition cannot fit within the grant cycle, GOCO may fund projects on a reimbursement basis. All applications for reimbursement must include a final appraisal of the property at the time of submittal. Grant awards for reimbursement must be complete within 6 months of the award or the grant will be automatically de-authorized."

Shirley further said that to please keep in mind that this reimbursement is not written in stone, it just depends on the funds available and the number of people applying for funds.

Mary Ellen said that it was her understanding that this grant would be separate from those granted previously for the playground equipment, etc. Those grants were through the Colorado Lottery Trust Fund grant system.

**Treasurer's Report**

Roger furnished copies of the report which was read and approved.

Roger also mentioned that he had arranged for the slide to be repaired (welded) and that cost was not included in this report.

Negotiation of some of the cell tower contracts was discussed and Roger stated he would like to get together with Cameron to review the contracts.

Locked mailboxes were also discussed and our past efforts to get approval from our local Post Office. Mark stated that he knew the Pine Postmaster who had personally experienced mail theft and he would talk with him about any information that might be helpful to us.

## New Business

Diane reported on the Flea Market which will be July 18<sup>th</sup> at the Park. We have received two applications to date and are currently looking for vendors. The cost is \$15 per "space" and from her measurements at the Park, it appears there will be room for 30 to 35 vendors. She will have posts on Pinecam, Craigslist, at the grocery stores, at the Bus Barn in Jeffco and an ad in the Flume.

Diane stated that she had received information that a permit is not required, that we can sell baked goods; however, hot dogs are considered a "critical" item and if someone were to get sick, we could be liable. Also, we must confirm that all food vendors are licensed. We will provide free coffee and water. Diane mentioned asking for "donated" items to sell and how that should work; items for the bake sale, etc. Roger will contact Shirley Septic requesting a couple additional port-a-potties.


Craig provided information on the proposed disc golf course that is a possibility at the Park. Craig explained the installation process, and that the "baskets" are removable. The cost is approximately \$3,000 for a 9-hole course, and with signs, it shouldn't be more than \$4,000. The discs cost around \$10.00 each and are designed just like in regular golf in that you use a different disc for different situations; there are drivers, mid-range, and putters, for example.

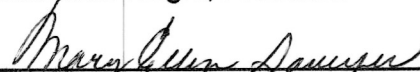
He knows a person to contact who would be happy to lay out the course. Craig said that it's becoming increasingly popular and thought it would be a great attraction for everyone in the area, both young and old. Also, it should not be a problem environmentally; however, this is something we would have to clear with Sarah McDonald (COL) in the event we purchase the land adjacent to the Park, and would want to use any part of that land for the installation of a course. He suggested that anyone who would like to see a nice course, to visit the one at Beaver Ranch in Conifer. Cameron will talk with Sarah and we will discuss it at future meetings.

## Old Business

Cameron reported that he had talked with Lee Phillips (County Attorney) and learned that Mr. Hayes was originally fined \$300 as a judgment of being in violation of an LUR and was allowed 30 days to clean up his property and come into compliance and was to return for another court appearance. He failed to appear and is now being fined \$100 per day for 30 days. The next step would be for the County to foreclose on his home.

The meeting adjourned at 12:30 p.m.

  
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Cameron Wright, President

  
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Mary Ellen Sawyer, Secretary

## AGENDA FOR MAY 9 2009

OPEN MEETING WITH 5 ACTIVE MEMBERS/DIRECTORS  
AND OFFICERS.

### PRESIDENTS REPORT. CAMERON WRIGHT

Welcome Mr. River to  
Talk about our website. Welcome Mark <sup>ROCKMAN</sup> ~~Blueruek~~ with district 4.  
Land update, Motorcycle complaints.

### VICE PRESIDENT'S REPORT.

### PARK AND TRAIL, JACK ROBERTS

Signs and vault toilets. Volunteer trail days.

### WEB PAGE, Any Ideas?

### THE BURLANDER, MARY ELLEN SAWYER <sup>July</sup>

Grant Writing. <sup>1000</sup>

### TREASURES REPORT, ROGER SAWYER

### NEW BUSINESS

Diane Glover with Flea Market at the park. Any other New  
Business.

### CLOSE OF MEETING

Rog & Mb -

Find out who to contact  
re Fishing Ponds & put  
in web page.

Rob - add membership form  
(w/ paying online option  
coming soon).

Covenant Violation Form  
to events calendars.

Flea Market Op' (July 18)  
Chippew Project (Sept —)