

Burland Homeowners' Association, Inc. Meeting
August 13, 2005

PRESENT:

Cameron Wright, President
Mary Ellen Sawyer, Secretary
Jack Roberts
William Hudgins, Attorney
Linda DeHoff

Jean Wagner
Richard Scofield
Shirley Franklin
Dave DeHoff

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

Minutes of the last meeting on July 9, 2005 were read and approved.

Reports of Officers

Treasurer's Report

Mary Ellen Sawyer read the report in Roger's absence. Mary Ellen stated that the Shirley Septic charges/payments would appear on the next report. Shirley asked about the electrician charges for the park, and Roger will call Shirley regarding that information. The report was approved subject to audit.

President's Report

Cameron reported that the AT&T (Cingular) contract had been signed and approved pending County approval. Western Wireless is to do a walk-thru in the next week or so, but that should be a done deal.

Cameron stated that with regard to Nextel's contract, there is nothing specific regarding the color of their shed, and until this becomes a problem or complaints are received from area residents, we will not pursue any change with Nextel.

Cameron reported that he had received a call from someone regarding agriculture and non-agriculture property; specifically regarding horses. Jean stated that horses are permitted on this side of the ponds, ½ to 1 acre per horse, up to 5 acres (5 horses). It is believed that this is covered in the LUR's accordingly. Cameron received another call, this one concerning the expansion of a garage and told the inquiring party to contact the County concerning a building permit.

Covenants and Zoning

Bill Hudgins, Attorney, reported that after several phone calls to the County, and the exchange of voice mails and messages, he finally learned that the County wants to move forward on our LUR inquiries concerning Carrigan, Zimmerman and Eastridge. Don Anthony (Undersheriff) indicated that this is the "tip of the spear"; that they had never before enforced zoning violations. It is hoped to get these cases on the BOCC agenda for a public hearing i.e., "show cause". This

gives everyone the opportunity to explain and/or express their opinions, etc., to the BOCC. Don Anthony would participate as well. Bill suggested that we may want to draft a letter, clearly stating and putting on record, our plans if they decide not to pursue these violations. The letter would be faxed to the BOCC prior to the meeting; representatives of BHOA would attend the meeting with a copy of the letter. Cameron volunteered to draft a letter to the BOCC, and Bill will review. **A motion was made and carried to write a letter to the BOCC stating our position if it is their decision to not pursue the alleged LUR violations put before them.**

Mary Ellen stated that the County has complete files, including pictures, of the three cases in question.

Park Improvements and Grant Committee

Shirley reported that all the equipment had been installed and everything completed. Shirley did mention that more pea gravel is needed in certain areas, particularly under the swings.

Several people remarked about the appearance of the Park, and particularly since it had been mowed. Cameron mentioned that Jason might be able to help with bringing in more pea gravel and with similar work that needs to be done from time to time. Cameron will talk with him. **The motion was made and carried to hire Jason to mow the park on a regular, as needed, basis.**

Shirley will investigate the cost of some parking cones to be used for large events at the park to alleviate potential parking problems. **A motion was made and carried to look into the purchase of parking cones.**

Burlander

Mary Ellen will be working on the next newsletter to be published late September, and articles and information are encouraged and welcomed.

Fuels Reduction

Jack Roberts reported that the chipper service was well received at 6 locations and approximately 7 acres were treated. Only two properties were prepared for the August dates, so they could not be completed. Jack has 9 names of property owners interested for spring scheduling.

Unfinished Business

Park Mitigation

Cameron was surprised to learn that the fire department is looking for a contractor to do smaller areas such as the park. John Pawlik approached us in early spring concerning use of the park for a mitigation test site; however,

apparently there is little or no interest in doing this according to the information recently received. Cameron and Jack Roberts will discuss this matter with John Pawlik, who is in charge of the Platte Canyon Wildland Fire Mitigation.

New Business

Bill Hudgins stated he needed to disclose that he has a client who does business with Mr. Hubbert, one of our property owners who is in violation of covenants concerning running an auto repair business from his residence. Apparently, Mr. Hubbert is going into business with Platte Valley Auto in Bailey. Bill is currently assisting Platte Valley Auto with the formation of this company. Bill stated he would have to disclose this to Platte Valley Auto as well; however, he doesn't know at this time if he will be doing further work beyond the formation of the company. If the Board would want Bill to enforce covenants with respect to Mr. Hubbert, or sue the County, this would be a conflict of interest.

Gateway

This is a youth and family services program that the BHOA has been involved with regarding community service over the years, with Jean Wagner as the coordinator. Jean stated she no longer has the time to do this. Mary Ellen will prepare a letter to Gateway stating that we no longer have the resources to devote to this organization.

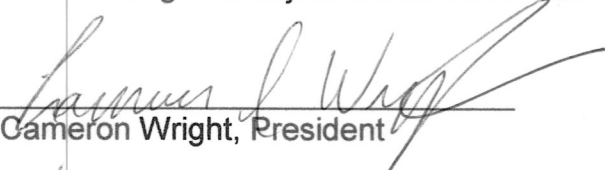
Signs

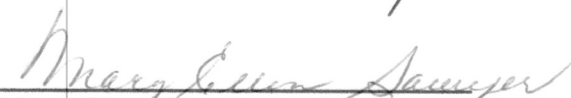
Signs for the subdivision were discussed and Cameron volunteered to come up with ideas for signs at a reasonable cost.

Long/Short Range Plans

Jack mentioned that long/short term plans had been discussed in the past and that we might give those some consideration in our upcoming meetings.

The meeting was adjourned at 11:15 a.m


Cameron Wright, President


Mary Ellen Sawyer, Secretary

AGENDA
REGULAR MEETING OF THE
BURLAND HOMEOWNERS' ASSOCIATION
8/13/05

- 1) Determination of Quorum (5 active members)
- 2) Minutes of last meetings
- 3) Reports of Officers
 - a. Treasurer's Report
 - b. President's Report *AT&T*
 - i. ~~Nextel~~ Lease Approved
 - ii. Western Wireless Lease, almost there
- 4) Reports of Committees
 - a. Covenant and Zoning Committees
 - i. Horses and Structures
 - ii. Legal Committee, Bill Hudgins Attorney
 - iii. Park Improvements and Grant Committee
 - iv. Burlander
 - v. Fuels Reduction Committee
- 5) Unfinished Business
- 6) New Business
 - a. Gateway Volunteers, Vote for future use
 - b. New information on locked mailboxes
- 7) Open Forum