

Burland Homeowners Association, Inc. Meeting

August 9, 2014

Board Members

Carrie Hurich
Roger Sawyer
Pat White
Jim Glenn
Mary Ellen Sawyer
Melissa Hurich

Members

Alan Kappel
Barbara Robinson
Dennis Robinson
David Sitko

Guests

Corporal Leffler
Deputy MacGeorge

The meeting was called to order at 10:00 a.m. by President Carrie Hurich who determined there was a quorum.

Minutes of the July 12, 2014 meeting were approved as read.

President's Report

Carrie welcomed everyone.

Spring trail work was briefly discussed as we have a few volunteers i.e., Debbie and Jim G.; however, not really anyone to head this up. David had volunteered to do this earlier; however, due to time constraints, he is no longer available. We will make this an ongoing topic at future meetings.

New Neighbors Letter – Pat reported she had learned from the Flume that they are no longer reporting this information. Carrie said that she may be able to access this for Pat in the future.

Security Lighting at Park – This was discussed and decision was to table this until next spring.

Shed for the HOA Equipment and Records – In checking there have been no storage units available recently; however, we will continue to pursue this. This must be secure storage for not only HOA equipment, but HOA records, contracts, etc.

Treasurer's Report

The treasurer's report was approved as read.

New Business

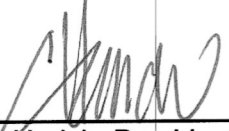
Corporal Leffler reported on dirt bikes and ATV's riding on the road which is illegal. There was discussion on riding on private property which he reported is a "fine line"; however, for the most part is legal. The HOA was told at one time that making a track on private property with a dirt bike and/or ATV was illegal (Land Use Regulation).

Pat had a flyer that she shared speaking to "no dirt bikes or ATVs on Park County Roads" and this information will be included in the next (October) newsletter.

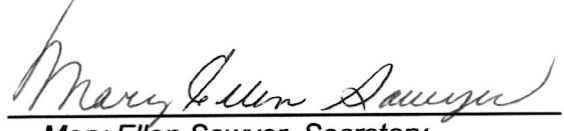
Corporal Leffler was asked about the "dumping" that had occurred at the main Burland Ranchettes subdivision sign (CR72/Old285) and if that person would not be issued a citation for this but he declined to commit. He

said if it happened again, the HOA should contact "Jerry" at Road and Bridge and that would be the best way to handle it.

The meeting was adjourned at 9:30 a.m.



Carrie Hurich, President



Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MONTHLY MEETING AGENDA

August 8, 2014 9:00am

MONTHLY MEMBER MEETING (Open to All Burland Residents)

- I. Call To Order
- II. Review and Approval of Prior Meeting Minutes - *Melissa & Roger*
- III. Welcome Guests (10 minutes)
- IV. Presidents Report - *2/4/14 for keep @ an. mtg's*
 - a. Spring Trail Work - we have a few volunteers, Debbie/Jim does one of you want to head up this project and schedule a date? *Blana - any one to head up? David - can't head up due to illness*
 - b. New Neighbors Letter - Pat any updates? - *Blana - not to publish. will PC give us? Carrie can get. re-visit spring 2015*
 - c. Security lighting at the park, do we want to resume this? *Pat - dirt bike ATV is not allowed on property - not illegal - PC talk no "no" discussion on riding ATV what's legal & not.*
 - d. Shed for HOA stuff at park? *Keep check available. # of folders*
- I. Treasurers Report *mil pot*
- II. Close of Burland Residents Meeting *# of folders*

Board of Directors Executive Session (Open to Board of Directors)

- I. Review and Approval of Prior Executive Meeting Minutes
- II. Treasurers Report *met pot app'd.*
 - a. Investment Update *what do we need? 25% investment -> 20K Delicia ok*
- III. Covenant Violations Report and Update
 - a. Burland Band on Magpie - No new complaints *Closed*
 - b. Commercial sign on Kudu & Impala - Closed
 - c. Non running vehicles at 321 Aspen Lane - Closed
 - d. Double residence at 808 Sleepy Hollow - Park County is handling this
- IV. Presidents Report
 - a. AT&T Tower Discussion *
 - b. Marijuana Discussion request of PCSO - *at picnic grow houses & min. report to PCSO assist them*
 - c. Donations - *grm ap? pool pending*
 - d. Slash Removal - *SHARD & Bred -> grm pay for removal no slash removal*
 - e. Accessing the trail on motorized vehicles *heavy fuels - trimming trees - pine limbs & pine needles don't want to run all pine needles*
 - f. Board positions and new news
 - g. Carrie & Melissa gone September, October and December. Do we want to skip December again? *Real away who is this? "yard waste" hauler add to \$75 benefit evaluate benefit every year.*
- V. New BOD Topics/Issues

* AT&T - wanted ATV'S - NO
we tried - voted NO

** MDT

Burland Homeowners Association, Inc. Meeting
August 9, 2014

EXECUTIVE SESSION

Board Members

*Carrie Hurich
Mary Ellen Sawyer
Roger Sawyer
Pat White
Jim Glenn
Melissa Hurich
Debbie Kappel*

The meeting was called to order at 9:45 a.m.

President's Report

There was no Executive Meeting in July.

Treasurer's Report – *Approved as read. Carrie asked Roger in his opinion, how much we should have in our checking account for ongoing expenses and Roger responded he felt \$25,000 should be sufficient. Carrie then asked if we should consider a further investment of \$20,000. There was discussion; Carrie asked for a motion; Melissa moved that we invest an additional \$20,000 with Evergreen Global; Pat seconded and the motion carried. Roger will send a check in this amount accordingly.*

Covenant Violations

Carrie reviewed the recent complaints as follows:

- 1) 267 Kudu (Carlstrom) – Commercial-like sign posted on property. Letter sent 6.10.2014; signed removed; closed.*
- 2) 321 Aspen Lane (Norman) – Unlicensed/non-running vehicles; Letter sent 5.21.14; no change as of 6.13.2014; Norman responded to second letter with information that she has endured some family hardships; however, is in the process of correcting this violation. Closed.*
- 3) 808 Sleepy Hollow (Trent) – Possible two residences on .8 acres; neighbor concerned about well/septic. When County was contacted they said had received a previous complaint and were making a site visit along with sending a letter and would keep us updated. County is handling; closed.*

- 4) 139 Magpie (Sumner) – The Burland Band (family playing instruments including drums at all hours of the night and early morning). No further complaints. Closed.

President's Report

Carrie mentioned that we had been asked by the PC Sheriff's Office to report any suspicious marijuana growing activity in the neighborhood.

Donations

Jim A. was not present to report on the finalization of the donation application.

AT&T

Roger reported the latest AT&T proposal to reduce their cost of their tower lease and guarantee the HOA the income of \$131,778. He outlined the specifics of the proposal in that they propose a monthly payment of \$1542 until September 2018, at which time we would receive a 2% per year increase. They are basically guaranteeing the rental income of \$131,778 for the next seven (7) years. This compares to present income of \$181,597 with a guarantee of \$5,748 (3 months rental income).

With approval, this proposal will be presented to the cell tower attorney for his review. There was discussion; Carrie asked for a Motion; Melissa moved, Jim G. seconded and it was carried to take this proposal to the cell tower attorney.

Slash Removal

Carrie mentioned that she had talked with a local business person who was interested in hauling away "yard waste" i.e., tree branches, pine needles, etc. It was agreed that we should afford this benefit to our members along with JWARD Industries and Splintered Forest. Carrie will furnish the contact information and so that we may inform him of the payment process (must verify membership and invoice the HOA).

Mt. Bailey Trail Access

Carrie mentioned that AT&T had contacted us regarding their use of ATV's on the mountain as they make improvements to their cell tower facility. They were advised that the Board voted many years ago to not allow motorized vehicles on the mountain.

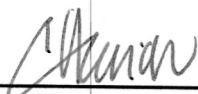
With regard to the trail, we received an email from the new owner of the property adjacent to the Park who said that hikers were trespassing on his property. He had posted a no trespassing sign which had been vandalized along with a fence post that he had placed by the "pin" on the property line. There was discussion concerning the many years hikers have been using this property, and the social trails, and it may take some time for people to learn that this property now has a new owner who does not welcome the "trespassers." This person said that he planned to be an active property owner in Burland as he plans to build there, and would attend the meeting today; however, was not present. As a courtesy, we may note this in the upcoming October newsletter.

Board/Director Positions


Carrie informed the Board that Mary Ellen and Roger were moving out of the area which would create two Director positions. This was discussed and it was the majority of opinion that we should give their replacement some time as members attend meetings, show an interest in and become active in the HOA. The Board then discussed a proposal for Mary Ellen and Roger to continue in their respective positions. Carrie asked for a Motion; it was moved by Pat, seconded by Jim G., and the motion carried. A draft contract will be forwarded to Bill, our attorney, for his review and approval.

Carrie and Melissa will not be attending the September and October meetings, and it was agreed that we will not have a December meeting as in past years.

The meeting was adjourned at 10:30 a.m.



Carrie Hurich, President



Mary Ellen Sawyer, Secretary