

## Burland Homeowners' Association, Inc. Meeting

April 11, 2009

### PRESENT:

Cameron Wright  
Jacque Roberts  
Jack Roberts  
Roger Sawyer  
Craig Fisher  
Barry Schroeder, guest

Dick Scofield  
Pat White  
Mary Ellen Sawyer  
Diane Glover  
Shirley Franklin

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

Minutes of the March meeting were approved as read. Jack noted that Mark Herndon is with CUSP, and Ryan Staychock was with CSFS.

### President's Report

Cameron introduced Barry Schroeder, a Banking Officer with the First Bank of Evergreen, who Cameron had spoken with and invited to the meeting to discuss the possible financing options if it is decided to purchase the land next to the Park.

Mr. Schroeder proposed that we transfer a CD to the First Bank of Evergreen as collateral to finance the purchase. In that way, he stated, there would be no lien on the property, it would be invested at about 3%, with a net cost of 2% based on a 5% loan. The CD would be invested for a period of the maturity of the loan. With a loan of \$60,000 for a period of 5 years, the payment would be \$1,132 per month for a period of 60 months. There would be no pre-payment penalty. Mr. Schroeder said that their current rate for a 5 year CD is 3.2%.

Roger stated that we have one CD maturing in August (2009) for \$42,000 and there may be a penalty to move/cash this prematurely. Roger proposed that we take \$60,000 out of our checking account and buy a CD and use this for collateral. If our income from the towers were to stop, it is imperative that we have money set aside for a loan such as this, and we cannot operate under the illusion that we have \$60,000 available for spending, as it might be if it is sitting in our checking account.

Cameron said he had been in discussion with Sarah McDonald from Colorado Open Lands and there was a lengthy discussion regarding the proposed purchase of the land, what our offer might be and how best to proceed at this point. Cameron said he thought the price would be around \$60,000 plus fees. Mary Ellen stressed that it was her opinion that we must seek legal advice before committing to anything. After discussion, it was the consensus of opinion that we should have a purchase agreement or some sort of written proposal from COL for our review and then if we decide to purchase the land and make an offer, we would ask for Bill's opinion on how to go forward.

## Park and Trail

Cameron explained that the foot bridge is finished, and he provided some pictures

We received a request from Bob Walker for some work at the park for a youth group that he works with. Jack will contact Bob and make arrangements.

Jack said he had received a call from Jane Gilsinger (Park County Historical Preservation) who was interested in providing historical information for a sign to be placed at the Park. Everyone agreed that would be a nice addition and Jack will make those arrangements.

Jack provided more information on the proposed vault toilet. Jack stated that our choice of unit two years ago was \$25,000; however, the costs have probably increased. Jack provided pictures and there was discussion on different designs, availability of storage, maintenance, vandalism, etc. Jack will look into current prices, and obtains quotes for both for a single and double vault.

Jack also provided additional information/costs and for trail signs provided by Zuni Sign Company (Evergreen). Jack is also looking into buying posts for the signs locally. Moore Lumber said they would like to look elsewhere for the posts, etc., so they could be more competitive on the price. We will have more information at a later date. Jack asked for help in marking the trail for placement of the signs. Jack, Cameron and Roger will do that on Monday afternoon.

Jack mentioned the chipper project which will be on September 18-19. There is an article and sign-up sheet in this month's Burlander.

Shirley stated that it is important that we begin keeping track of all the volunteer hours at the Park. Cameron asked if the foot bridge costs were something that may be considered in the grant; however, Shirley said that usually, the grant request is for costs for something we plan to do, not for something that is already complete. Someone asked if the land purchase was something that might be considered and Shirley said that she was not sure if that would be something that would be covered under this particular grant, or there might be separate "land grant" money out there. She will look into that for further information. She said she had talked with the County earlier and we were encouraged to request grant dollars as last year they had money left over.

Roger mentioned that the slide needs repaired/welded and he will contact the welder that Cameron used for the foot bridge.

Roger also mentioned that we will have to be thinking of where we want the newly purchased picnic tables placed and make arrangements to assemble and anchor them so that they cannot be moved.

## Burlander

Mary Ellen reported that the newsletter is currently at the printer and should be out next week. It includes an article and sign-up sheet on the Flea Market, as well as the chipper project.

## Web Page

HomeownersminutesApril2009

Mary Ellen was asked to contact Robert River concerning the possibility of adding an events calendar, in addition to the membership form. She had spoken previously with him regarding adding some pictures and we can do that whenever pictures become available.

### Treasurer's Report

Roger presented the treasurer's report which was approved.

### Old Business

Residential Signs – Cameron will contact the County once again concerning the placement of the signs on the 15' easement on CR72/Burland Dr.

Hayes property – Mary Ellen stated that Mr. Hayes was to be in court on March 16<sup>th</sup> or be in contempt of court. Cameron will call Lee Phillips, the County attorney regarding this.

Oker and Frederiksen properties - Mary Ellen will send second letters as it was reported there has been no change or improvement in either case, and neither property owner responded.

Mary Ellen reported that we had received 10 applicants for the scholarship award and that interviews were scheduled for Monday (April 13).

### New Business

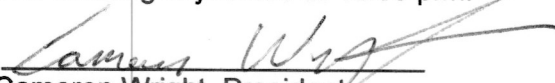
Cameron said that there is a property on Sunny Ridge that needs our attention. He will get the exact address and let Mary Ellen know so that a letter can be mailed to this property owner.

Shirley mentioned the emergency preparedness classes. Lori Hodges, Emergency Preparedness Manager (County) recently sent an email to us regarding the scheduled classes, and Mary Ellen forwarded to all BHA members. They are scheduled September 19 – 20. Shirley said that she and Steve had attended and they are excellent classes with a wealth of information.

Diane Glover presented the information on the upcoming Flea Market, July 18, 9 – 3. She had organized one about ten years ago at the Park, and it was a huge success. There will be spaces of about 10 x 10, vendors bring their own tables, \$15 per space (benefit of BHA). We will need as many volunteers as possible for the different tables i.e., baked goods, membership table, etc. Diane also mentioned gathering donated products for the BHA to sell. Cameron suggested we donate bottled water and/or soft drinks. Diane will put an ad in the Flume, on Pinecam, and her group in Conifer.

Craig Fisher mentioned that he is interested in disk golf and said this is something we might consider for the Park. Craig was asked to bring information to the May meeting.

The meeting adjourned at 12:30 p.m.

  
Cameron Wright, President

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Mary Ellen Sawyer, Secretary  
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