

Burland Homeowners' Association, Inc. Meeting
June 10, 2006

PRESENT:

Cameron Wright	Kelli Kryl
Don Collins	Jack Roberts
Dave DeHoff	Pat White
Mary Ellen Sawyer	Fred Wegener
Dick Scofield	Susan Pullman
Monte Gore	Jean Wagner

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

Minutes of the previous meeting on May 13, 2006, were read and approved as written.

Susan Pullman, candidate for County Treasurer, and Fred Wegener, candidate for Sheriff, spoke of their credentials and qualifications respectfully.

Sheriff Wegener mentioned that Deputy Sonnenburg is the appointed zoning investigator with regard to LUR violations. Deputy Sonnenburg takes the report for the County Commissioners who then passes it on to the County Attorney as they see fit. The new code enforcement position mentioned in the Flume was also mentioned which is to pay \$27,000, to be funded by a cutback by the County on clean up days.

Dick Scofield brought up the lack of a noise ordinance. Sheriff Wegener said he would contact other counties for information on this subject and he will "get it on the books". Cameron said the BHA will purchase a decibel meter for use by the Sheriff's department in enforcing the noise ordinance.

Monte Gore, Undersheriff, spoke about the efficiency and profitability of the Park County Jail and about the jail savings using inmates for labor. They paid for all expenses last year, including medical, and the jail should be paid off in 2016.

Reports of Officers

President's Report

Cameron stated that he has been working with Verizon on their new proposed contract. Verizon is working with the County and it is expected it will be 1 ½ years before everything is complete. Cingular is installing fiber optical cable/conduit, which is brown, covered with logs/rocks, and it is virtually hidden and invisible. They will also be moving their equipment shelter up further in the trees so that it will not be seen from the road.

Treasurer's Report

Mary Ellen gave the report since Roger was unable to attend. The report was approved.

Mary Ellen stated that Roger would like to form a Financial Committee to make responsible investments of some of the BHA funds, and particular at this time to secure monies for the recent scholarship awarded. Dave DeHoff said he and Linda would be willing to volunteer as needed on such a committee. Cameron stated a motion could be made at the next meeting.

Covenant and Zoning

Mary Ellen stated that we were investigating a new complaint problem on Quakie. The complaint stated among other things, that there might be a drum buried at ground level containing oil and possibly other contaminants. Mary Ellen, Roger and Bill Hudgins (attorney) personally visited that property and determined it was in a deplorable condition. This was reported to the Bank of New York (owner) via a letter from Bill, and Bill said he would also send this to Tom Eisenman at the County for investigation, particularly because the house is unlocked and an open invitation to anyone who might enter and possibly start a fire. Bill took photos of this property for documentation.

They also visited the properties on Yellow Pine, Bob Cat and Doe Circle that have been pending with the County on LUR violations since August 2004 so that Bill could view them for his own personal information and knowledge. The County acknowledged the legitimacy of the Yellow Pine and Bob Cat properties (January 2005); however stated that they did not believe the Doe Circle property was nearly as serious and declined to authorize enforcement. (They had acknowledged in April 2005 that this property was an apparent Land Use violation). Bill agreed with our opinion that the Doe Circle property should be enforced by the County as an LUR violation just as the properties on Yellow Pine and Bob Cat. Bill took additional photos of all of these properties for further documentation.

Defensible Space and Information on Park Trail

Jack Roberts reported that he expected Ryan from the Colorado State Forest Service on July 14th to inspect the trail and begin the layout. Volunteers are requested to help with this project.

Jack also mentioned that Mary Ellen had told him about Mistletoe in some of the trees at the Park, particularly around the Pavilion. Jack will investigate this problem and see what can be done.

Jack also said that Platte Canyon Fire provides chip service with regard to fire mitigation. Anyone can call them for this free service with donations accepted. We are no longer providing this as we have had little or no interest.

Web Page

Don Collins reported that we have experienced problems with Wisper Tel however the last Don checked, everything was up and running.

Burlander

Mary Ellen asked for articles or subjects of interest for the upcoming newsletter she will be writing in July.

Unfinished Business

The Burland subdivision signs were discussed. Cameron presented proposed drawings of what might be used. He stated there would be three signs but only the main entry sign would be like the drawing presented. The main sign could be done for \$11,000 and \$2,000 for each of the other two signs.

Mary Ellen mentioned that we should maybe keep in mind when spending money for signs that costs could be in the thousands if we ever go to court with some of our covenant violations.

Dave talked about our experience in awarding the academic scholarship at \$1,000 a year and the fact that we had 13 truly outstanding applicants, that it somehow makes one question spending thousands of dollars for signs when there is such a tremendous need in the field of education with so many qualified students who receive nothing. Dave noted that the Valedictorian of the senior class at Platte Canyon High School received no scholarships.

Discussion followed on determining what is considered the main entrance to Burland for placing the signs. Cameron mentioned that the original entrance to Burland Ranchettes was off 285 at Burland and County Road 72. **Don motioned and it carried, to have a \$10,000 budget for the sign construction project.**

The locked mailbox project was discussed. Mary Ellen mentioned that there had been no response, nor any kind of an acknowledgement from the Post Office or the Office of Consumer Affairs with regard to the letter Roger sent in April. Dave had some ideas with regard to a proposal for locked boxes, and he will get with Roger Sawyer to discuss these.

Jack Roberts called for review of our short and long-term goals as mentioned in an earlier meeting. Mary Ellen will research the minutes for that list.

The meeting was adjourned at 12:30 p.m.

Elections were conducted and following are the results:

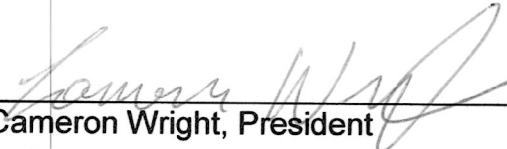
Officers

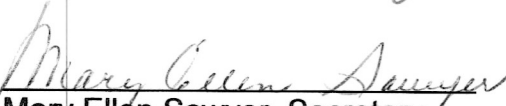
President – Cameron Wright
Vice President – Dave DeHoff
Secretary – Mary Ellen Sawyer
Treasurer – Roger Sawyer

District Directors

David DeHoff, District Director #1
Jack Roberts, Director #2 and #9
Pat White, Director #3
Don Collins, District Director #4
Shirley Franklin, District Director #5
Roger Sawyer, District Director #6
Cameron Wright, District Director #7
Richard Scofield, District Director, #8

The meeting was adjourned at 12:30 p.m.


Cameron Wright, President


Mary Ellen Sawyer, Secretary

AGENDA

REGULAR MEETING OF THE BURLAND HOMEOWNER'S ASSOCIATION 6/10/06

Determination of Quorum (5 active members)

Minutes of last meeting

Election of Officers and Directors

Reports of Officers

- a. Presidents Report, Verizon Wireless On the Mountain Laying Cable.
- b. Treasures Report, Talk about the Investment of funds.

Reports of Committees

- a. Covenant and Zoning
Problem property on Quakie and Tour of other problem properties.
- b. Park improvement and grant committees
- c. Burlander
- d. Defensible Space and Information on Park Trail
- e. Web Page

Unfinished Business

- a. Burland entry signs New Ideas and Motion for a budget.
- b. Park improvement
- c. Burland Scholarship program
- d. Mailboxes
- e. Outline of Short Term and Long Term Goals

Open Forum