

Burland Homeowners' Association, Inc. Meeting

January 8, 2011

PRESENT:

Board Members:

Mark Ruckman
Roger Sawyer
Mary Ellen Sawyer
Cameron Wright

Diane Glover
Pat White
Melissa Hurich

George Gaul (member)
Darryl Dolan (non-member)
LaVeda Judd (non-member)
Wilson Judd (non-member)

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

Minutes of the December 11, 2010 meeting were approved as read.

President's Report

Mark put together a matrix on the HOA communication protocol and a copy was furnished to all those present by way of the meeting agenda. The matrix outlines that talking with the Press and general email Q&A's sent to the HOA email account will be the responsibility of Mark and Mary Ellen; phone calls and email questions about specific districts are the responsibility of the respective district director. Phone calls (or inquiries) about issues outside of your particular district should be referred to Mark or Mary Ellen. In particular, when Mary Ellen blind copies the Board on an email to an outside party, district directors are not to email that outside party. There were no questions and everyone was in agreement with this protocol.

Mark reviewed our investment performances which were included in the agenda. For each \$10K invested with Evergreen, we have realized an annualized return of \$900 (\$1,345 in 6 months) while the CD (1st Bank) for each \$10K invested, we have an annualized return of \$377. The rate currently offered for a 2-year CD is .9%, annualized at \$90 on a \$10K investment. The difference is obviously significant but also realizing the Evergreen investment could go down. The \$20K CD (First Bank) matures February 4, 2011 and Mark stated it is the Board's decision to leave it in the bank, invest in another CD or invest it with Evergreen. There was discussion and it was the consensus of opinion that based on the information available, that the money should be reinvested with Evergreen. Mark asked for a motion; it was moved by Mary Ellen to reinvest the \$20K with Evergreen Global Investments; seconded by Melissa and unanimously approved. (Mary Ellen will prepare the Resolution.)

Mark mentioned the vandalism at the Park and our policy to offer \$500 for the arrest and conviction of anyone reported vandalizing the Park. (Any reports are to be made to the Park County Sheriff's Department.) This policy was put in place several years ago by the Board and he proposed that we increase the amount. There was discussion and Mark asked for a motion. Cameron moved to increase the amount from \$500 to \$1,000; it was seconded by Melissa and approved.

The Treasurer's Report

The Treasurer's Report was approved as read. Roger mentioned a discussion with 1st Bank concerning a \$2.00 debit card fee and the \$2.00 was credited to our account, and the debit cards cancelled.

Sign Status

Pat said she is still waiting to hear from Dick Hodges (after he was to talk with Tom Eisenman). She will follow up with a phone call. When we receive direction from Dick, we will be able to move forward. Diane mentioned that from a realtor standpoint, she had spoken with the owner of the property at Kudu and Impala, and he has no objections to replacing the sign in its current location. There was discussion on the proposed County costs of \$525 per sign, plus a hearing for each sign, unless the County agrees to approve our simply replacing the "same footprint" signs.

Swing Set Status

Melissa reported that ground has been broken for the new swings, and the old ones removed. The holes have been back-filled and covered with tarps so that the swings can be installed when they are received probably in about 4-6 weeks.

Tower Fence

The tower specs were presented which had been prepared by Cameron. There was a lengthy discussion regarding the requirements i.e., a vinyl coated fence, the lock/key arrangement that might work best, HOA contact responsible, etc. Cameron mentioned that permits will not be involved as this will be a 6' fence. There was discussion on the deadline for bids to be valid and it was decided that in view of our future negotiations with the tower tenants, the date should be changed to September 30, 2011. Mark will refine the bid information accordingly. The due dates on the bids will be April 15, 2011 at 5:00 p.m. MST via email to burlandho@yahoo.com. The bids will be held confidential until presented to the Board at the May meeting.

Covenant Violations

1354 Burland – Cleaned up.

364 Sun Way – sent 2d letter; responded via email to 1st letter; we asked for plan to clean up; no response to date.

718 Quakie Way – sent 2d letter; responded via email to 1st letter; we asked for plan to clean up; no response to date. Darryl Dolan (property owner) attended the meeting and stated that he plans to comply with the clean up of construction materials and should have that done by the end of January. He agreed to send us an email to that effect.

206 Yum Yum Tree Lane – Owner moved out of Burland along with the goats

Cameron noted that the property on Sunny Ridge had been cleaned up; however, the tenants moved to another property on Quakie just for future reference.

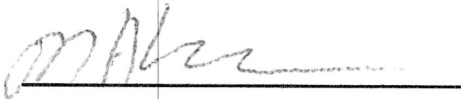
847 Quakie – New complaint received today. Two junk cars and trashed property. Complainant will provide information along with pictures via our HOA email.

Mark asked for information to be furnished on the Zimmerman property on Yellow Pine. The HOA sent letters and an LUR complaint a few years ago (two different times with documentation) and the Code Enforcement Officer determined the property was in compliance. Cameron mentioned that it may be time for us to pursue this from a legal standpoint based on our Covenants. Diane mentioned how this affects adjoining property values. We will get current pictures and begin again with our covenant violation protocol.

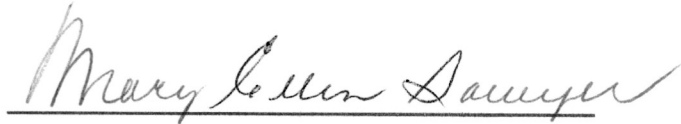
New Business

Cameron said we might give some consideration of becoming a "Firewise Community". They are allowed grants and work with the Fire Department on slash programs, cutting down trees, exit strategies, emergency phone information, and relocating animals. He will share some literature at the next meeting, and also will also contact the President of Deer Creek Valley Ranchos, a Firewise Community.

The meeting adjourned at 11:10 a.m.



Mark Ruckman, President



Mary Ellen Sawyer, Secretary

Burland HOA Board of Directors Agenda for Jan 2010 2011

10am-11am

Visitors (10-15 min) - None

Approval of minutes from the prior meeting

President Report – Mark Ruckman

- Communications on behalf of the HOA

Situation	Responsibility for Communication
Talking to the press	Mary Ellen & Mark
Phone call about your district	District director
Phone call about issues outside of your district	Please contact Mary Ellen or Mark
General email Q&A sent to the HOA email account	Mary Ellen & Mark
Email questions about specific districts	District director

If Mary Ellen blind copies the board on an email to an outside party, please don't email the outside party.

- Current Investment performance
 - Evergreen investment for each \$10K invested, we have an annualized return of \$900 (\$1,345 in 6 months)
 - CD for each \$10K invested, we have an annualized return of \$377
- \$20K CD Maturing – options
 - Buy another CD Rate is 0.9% - we would earn \$90 for investing \$10K for 1 year
 - Add the \$20K to Evergreen investment
- Park Vandalism – currently we offer \$500 reward, zero takers. Propose we raise it to \$2,000

Treasure Report – Roger Sawyer

Sign status – Diane Glover (Pat White to update on her conversation with BOCC member)

Swing Set status – Melissa

Tower Fence – review the requirements & bid request

- Next steps

Covenant Violations

- 1354 Burland Dr. - Nancy Serwatka - Cleaned up
- 364 Sun Way – sent 2nd letter, owner responded to first letter but hasn't provided a plan
- 718 Quakie Way – sent 2nd letter, owner responded to first letter but hasn't provided a plan
- 206 Yum Yum Tree Ln – owner moved out of Burland and took the goats.
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New Business

Close Meeting