

Burland Homeowners' Association, Inc. Meeting

August 11, 2007

PRESENT:

Cameron Wright	Dick Scofield
Dave DeHoff	Linda DeHoff
Roger Sawyer	Mary Ellen Sawyer
Don Collins	Jack Roberts
Dick Scofield	Steve Barnes
Melissa Barnes	Richard Sonderup (non-member)
Jeanne Sonderup (non-member)	Kathy Reasoner (PCRS)
Brady Braden (PCRS)	

Brammit

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

Minutes of the July meeting were approved as read.

Cameron introduced Kathy Reasoner and Brady Braden from Platte Canyon Rescue Service who were our guest speakers. Kathy and Brady explained the structure of the Platte Canyon Rescue Service and that it is a 501(c)(3) organization with a seven member Board. They receive no tax dollars and their income is limited to fee for service, donations and grants. They have two ambulances and have 24/7 paramedic shifts. They have 50 squad members covering 720 sq. miles including 12,000 residences, plus there are 900 new homes being built in the county. They run 650/700 calls per year. They are soon changing their name to North Park County Ambulance Service, one reason being they are often confused with Platte Canyon Search and Rescue. Plans are to move out of the Fire Department facility and build at some future date. They have a month to month lease with the Fire Department and a contract with the County. They have land on which to build and plan a petition drive to be included on the ballot for the May elections.

Reports of Officers

President's Report

Cameron reported that Verizon is preparing the foundation for their shelter and they will be setting the shelter via helicopter in the coming weeks. The cable and conduit are to be buried. Cingular is also to cover and/or paint the conduit they installed last year.

It was mentioned that per the July meeting, Bill is to research any pertinent liability issues regarding the tower and is to draft a letter to the tower lessees regarding the fence proposal.

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Covenants and Zoning

Richard and Jeanne Sonderup discussed the covenant issue regarding their neighbor at 15 Sunny Ridge and brought new pictures with the problems as they see them. Mr. Sonderup stated he had approached the neighbor regarding the things that he was concerned about i.e., old appliance in a trailer, and alleged fire hazard with tires and "tanks" stored near propane tank. It was decided to send the property owner a first letter.

Mary Ellen stated that the problem property at 1354 Burland has not been resolved and it was decided that the second letter should be sent to the owner.

There was discussion of possibly including some verbiage on our web page, elaborating on our covenants i.e., that they were written many years ago when Burland was simply a "summer cabin" type community. Further, even though our covenants do not specifically refer to junk cars and trash, this is however, covered in our covenants and the County LUR's. Don Collins was asked to include something on this on the web page.

Park Improvement/Grant Committees

Roger stated he had all of the proposals for the retaining wall, etc., and he would be getting with Jack to review them. We hope to have this completed before winter.

Defensible Space and Information on Park Trails

Jack reported that the trail work was successful and there are two more days scheduled in September for further work.

Firewise community project was mentioned and we will be talking with John Pawlik in the near future to make further plans.

The defensible space project is underway with approximately 6-8 applications and the chipper is scheduled September 6-7. Any volunteers for this project are appreciated.

Jack mentioned he had received a letter from a realtor concerning the possibility of our purchasing the land adjacent to the park. This has been discussed previously and it is the consensus we have no interest in purchasing this land.

Burlander

Mary Ellen reported the quarterly Burlander newsletter was completed and mailed.

Treasurer's Report

The treasurer's report was approved as read.

Unfinished Business

Roger stated he talked with an operations manager in Denver regarding our mailbox situation with the Bailey post office personnel. The operations manager said that if we took the mailboxes out of sequence i.e., 120, 140, 160, etc. it would cause an inefficient mail delivery. Roger explained to him that there is no sequence whatsoever to our mail delivery i.e., that mailbox addresses are all over the map. As a result of this conversation, it appears we are dealing with a person who is in charge of making decisions on this who is not aware or does not understand the current delivery system. Kathy Reasoner mentioned that Harris Park has locked boxes and she will give us the name of a person to talk with there who might be helpful in moving forward with this project.

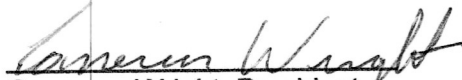
There was discussion on some type of "foot bridge" over the Cingular conduit on the trail up the mountain. We would like someone to design something with zero maintenance.

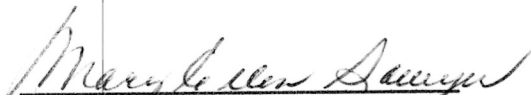
The writing of a grant was discussed. Mary Ellen mentioned that Shirley Franklin who had written the grant in the past has said she would help someone get started on this, however, it has not been resolved who might be willing to take on this project. (The deadline is October 31st)

New Business

There was discussion on the purchase of a riding mower for the Park. It was moved and approved that Roger would shop for mower w/appropriate accessories not to exceed \$2500.

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


Cameron Wright, President


Mary Ellen Sawyer

AGENDA
REGULAR MEETING OF THE BURLAND
HOMEOWNER'S ASSOCIATION 8/11/07 Determination
of Quorum (5 active members)
Minutes of last meeting . Speaker from Park County
Rescue, Cathy Reasoner
Reports of Officers

- a. Presidents Report. Verizon ,cedar fence takes the place of trees. Verizon to place shelter next week with helicopter,request to close park during operation.

Reports of Committees

- a. Covenant and Zoning. Complaint on 15 Sunny Ridge Park Improvement, retaining wall and mowing.
- b. Burlander
- c. Defensible Space and Information on Park Trails,.
- d. Web Page,
- e. Legal Committee,
- f. Treasure's Report

Unfinished Business

- a. Signs still in County process, Install wood signs?
- b. Mailboxes?
- c. Trails
- d. Foot Bridge for trail

non member - send letter
1 5th
15 Sunny Ridge - RT tank
1354 Burland - smaller tanks
2d letter fire?
Used applicator
health hazard
water?