

Burland Homeowners Association, Inc. Meeting 2016
August 13, 2016

Board Members

Jim Aitkenhead
Butch Kappel
Debbie Kappel
Pat White
Sue Glenn

Roger Sawyer
Mary Ellen Sawyer
David Sitko
Jim Glenn

Members

Deborah Whitford

The meeting was called to order at 9:00 a.m. and it was determined there was a quorum.

Minutes of the July 9, 2016 were approved as read.

Treasurer's Report – The report was approved as read.

President's Report

Trail Work – Jim Aitkenhead reported that Jeff Ravage (Coalition for the Upper South Platte) would be here sometime during the meeting to give us an update and status of the trail work.

Mail Boxes – Replacement of mailboxes with lock boxes was discussed and how the HOA might assist homeowners in the cost thereof. Gene Durst said that he would provide us an outline of how he went about having his mailbox stand replaced with the lockbox i.e., the process working with adjacent property owners, the USPS, and Park County. Jim A. mentioned that we might consider some of the damaged boxes that are more visible than others as a beginning, and consider any HOA contribution toward the County, concrete, and lockbox costs, etc. Discussion then led to how this mailbox project might be marketed i.e., Nextdoor Neighbor, Facebook and our website. If and when this is firmed up, Mary Ellen will compose an announcement for posting.

In this regard, Jim A. will invite the Bailey Postmistress to our September meeting to further discuss our proposal so that we may proceed with the proper information in hand.

Park and Trail – Jim Glenn reported that our Pavilion contractor is ready to finish the second phase of his work at a cost of \$537.50. Jim A. motioned to approve the cost; Debbie seconded and the vote carried.

There was discussion concerning the possibility of blazing a trail through the aspen trees, and the potential cost of crushed gravel. David volunteered to help Jim Glenn with this project; obtain cost of gravel, etc. This trail is one that could offer the availability for strollers and possibly wheelchairs. Jim said that someone at Wilderness on Wheels had offered some preliminary information for our review. It was noted that consideration of any wheelchair access may involve compliance with the American Disabilities Act.

Jim G. mentioned that he had spoken with several people at the picnic who were interested in volunteering for the aspen trail, should we decide to proceed after considering the cost of crushed gravel, and to help in removing dead aspen in the area. Jim and David will work together on this.

Subdivision Light – Jim Glenn mentioned the light at the main subdivision entrance (Old 285/CR72) was not working and he will look into the cost of replacement.

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Trash Bash/Slash Bash – Jim A. said he was disappointed in that we hadn't been able to bring things together for a trash bash after taking everything into consideration i.e., Mountain View's hours, costs, etc., and that he had talked with Jeff Ravage, CUSP, in an effort to work with them at the Bailey slash site, so instead of a Trash Bash, we could have a Slash Bash.

There was a long discussion and it was proposed that the HOA pay \$75 per year (5-pick up loads @15 per load for any paid HOA member). Members should send a paid receipt to the HOA for reimbursement. Debbie motioned; it was seconded by Jim Glenn and the Motion carried. Mary Ellen will write up information to be posted on website, Facebook, Next Door Neighbor, etc.

Mt. Bailey Trail – Jeff Ravage, guest from the Coalition of the Upper South Platte, updated us on the status of the trail work reconstruction. They have taken down some large trees in the process that have been cut into 4' pieces and have covered them with slash. They will have to set for at least one year. Question was asked if they would come back next year to remove and Jeff said that they plan to review maintenance each year with the HOA.

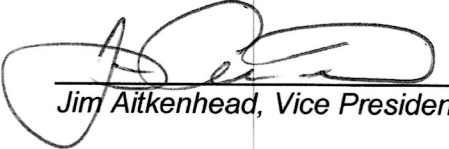
Signage was discussed and Jeff felt that the signs in place at this time were acceptable. We may at some time, as Jim A. mentioned, want to place some educational signs. Jeff presented color swatches to be decided for the concrete/metal bench. Colors chosen were sand for the concrete, and a green for the metal.

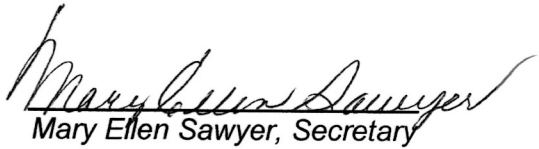
Firewise – Jim A. asked for someone on the Board to be the "contact" for Firewise. David will be our contact. Mary Ellen will contact Cari Roberts who had said earlier that she has experience with Firewise and that she would "help" us through the process; although, she made it clear that she could not take the "lead." Mary Ellen will put Cari in touch with David and we'll go from there. (Keep in mind, out of the approximately 50 people who responded to our survey that they were interested in Firewise, when contacted via email for volunteers, 4 people responded. Jim Glenn proposed that we authorize up to \$75 for pizza for a Firewise meeting. Debbie motioned; Jim A. seconded, and motion carried.

Neighborhood Clean-up

David said, with some help, he would like to take the lead on a neighborhood clean-up. Jim A. mentioned that we have vests and gloves available. Mary Ellen will contact the school to see if there are possibly any clubs that could help with this community effort, and give this information to David.

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


Jim Aitkenhead, Vice President


Mary Ellen Sawyer, Secretary

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ACTION ITEMS

Jim Aitkenhead

1. Ask Postmistress to attend September 10th meeting to discuss replacement of mailboxes with lock cluster boxes.
2. Talk with Mike Brazell, County Commissioner, about the County's handling of LUR's.

Jim Glenn and David Sitko

1. Look into the cost of crushed gravel for the proposed trail through the aspen trees at the Park.

Jim Glenn

1. Look into cost of light replacement at subdivision entrance (Old 285/CR72)

David Sitko

1. Prepare for neighborhood clean-up after Mary Ellen provides possible information with school contact for student assistance.
2. Firewise contact for HOA – Mary Ellen will provide information for possible assistance with Cari Roberts who volunteered to help with Firewise.

Pat White

1. Re-do Welcome Letter with current signature blocks.

Mary Ellen

1. Write up slash program to be broadcast on Burland Next Door Neighbor, Facebook, website, etc. Forward to Jim Glenn and Debbie.
2. Email Carrie Marsh who had requested HOA reimbursements for slash.
3. Contact Cari Roberts; put her in touch with David for Firewise program.
4. Contact PCHS for possible volunteers for neighborhood cleanup, and put them in touch with David. Research liability release form we may have on file. (Maybe anyone under 16 must have parental approval.)
5. Look into status of Carrigan scholarship to which we donated.
6. Purchase Thank you card and Visa card for Carrie.

BURLAND HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING AGENDA

August 13, 2016

- I. Call To Order
 - II. Welcome Guests – Jeff Ravage, CUSP, status of trail work.
 - III. Review and Approval of Prior Meeting Minutes
 - IV. President's Report
 - a. Trail Work – Memorandum of Understanding signed; certificate of insurance on file; work begun and is expected to take 6-8 weeks.
 - b. Slash site website: <http://www.baileyslashsite.com>. Discuss reimbursement with provisions outlined.
 - (1) Must have paid receipt with name in order to verify HOA member and to pay. *per year*
 - (2) Limit of \$75 per year (5 – pick up loads@\$15); Roger would have to track number of loads/dollars. *numbers. address*
 - V. Mail boxes (the good, the bad, and the ugly)
 - VI. Trail Signage – Jim Glenn – update
 - a. Idea/cost for expanding trail through aspen trees? (Possibly budget for next year)
 - b. Vote on Pavilion work completion - \$537.50. *W*
 - VII. Trash Bash – New idea *tw in w*
 - VIII. Firewise – Need spokesman from our Board to sit on the team.
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Burland Homeowners Association, Inc. Meeting
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EXECUTIVE SESSION

Board Members

Jim Aitkenhead, Vice President
Mary Ellen Sawyer, Secretary
Sue Glenn
David Sitko

Roger Sawyer, Treasurer
Debbie Kappel
Alan (Butch) Kappel
Pat White

The meeting was called to order at 10:045 a.m. and it was determined a quorum was present.

Minutes of the June 11, 2016 meeting were approved as read (No July Executive meeting).

The Treasurer's report was approved as read.

Covenant Violations - 30 Robin Lane. – Mary Ellen noted that this complaint had been shared with the Board, and again reviewed our protocol of such complaints. The property is apparently being used as a commercial or vacation venue and allegedly disrupting the neighborhood. This is according to the complainant who has written to the owner, and filed a complaint with the County. The complainant was informed of our protocol that at the point that a complaint is filed with the County, that even though there may be reason of an alleged Covenant violation, the HOA does not become involved.

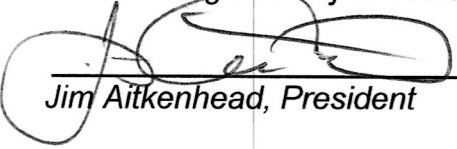
Secretary/Treasurer Contracts – According to the current contracts, they are to be considered for renewal (or not) as of September 1st. Butch motioned for the renewal; Jim A. seconded and the Motion carried.

New Business

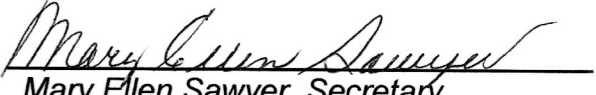
Jim A. said he plans to contact Mike Brazell, the County Commissioner and visit with him about the County's LUR's not being enforced. In particular, the Rhoads property to which we filed an LUR complaint and after a very long period of time and our many follow-ups, were told that the Attorney does not feel confident taking this matter to court without a photo of a sign or an advertisement stating Mr. Rhoads has wood for sale.

Jim A. said that Carrie Hurich will attend our September meeting and he thought it would be appropriate to give her a gift for her years of service at President. Jim A. motioned, Pat seconded and the Motion carried to purchase a Visa card for \$100.

The meeting was adjourned at 11:15 a.m.



Jim Aitkenhead, President



Mary Ellen Sawyer, Secretary

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

August 13, 2016

- I. *Review and Approval of Prior Executive Meeting Minutes (6.11.2016; no July meeting)*
- II. *Treasurer's Report* ✓
- III. *Covenant Violations Report and Update – Mary Ellen* ✓
 - a. *30 Robin Lane (residence allegedly being used commercially)*
- IV. *Renew Contracts – Roger and Mary Ellen Sawyer – Renewable yearly* ✓
effective September 1st.
- V. *Carrie – Vote for gift?*

Joni A. to Contact
Q Mike Brazell