

Burland Homeowners Association, Inc. Meeting

February 8, 2014

Board Members

Carrie Hurich
Jim Aitkenhead
Melissa Hurich
Mary Ellen Sawyer
Pat White
Jim Glenn
Jack Roberts
Roger Sawyer

Members

Dennis Robinson
Barbara Robinson

Non-Members

Detective Hannigan, PCSO
Deputy Sebok, PSCO
Deputy Sears, PSCO
Deputy Leffler, PSCO

The meeting was called to order at 9:00 a.m. by President Carrie Hurich who determined there was a quorum.

Minutes of the January 11, 2014 meeting were approved as read.

President's Report

Carrie welcomed everyone and also members of the Park County Sheriff's Office who were in attendance. The PCSO stated that there had been several car break-ins recently in the area of Mockingbird, County Road 72 and Camp Robber. These break-ins involved mostly unlocked vehicles where purses and registrations were stolen. They stated that they would appreciate it if we could communicate this to the Burland community. They mentioned that no recent mail thefts had been reported. Patrols have now been increased in the area, including the Park where there continues to be activity despite the cold and snow. They encourage everyone to report to the Sheriff's Office any suspicious vehicles or activity.

Carrie reminded all those in attendance that the HOA dues are due for the calendar year.

New Neighbors Letter – Pat had no update for new Burland residents. She mentioned that with Tom Locke's departure from the Flume, it is unknown if the real estate information would continue to be published in the Flume.

Park Security

This project has been tabled as weather permits with requests for new proposals for lights/cameras. Jack mentioned a type of "camera" being used at Staunton Park that could be mounted in trees that may be a consideration as we begin work on this again in the spring.

Trash Bash

Jim Aitkenhead reported there is nothing new to report at this time. This may happen in early May however, locating a secure site is a primary objective.

Sub-division Lights

Jim Glenn presented information concerning solar lights for the two smaller subdivision signs. With respect to the "timber cove" idea, it was mentioned that we have to take into consideration the County, and placing anything on private property. There was discussion and it was decided that Carrie would talk with Ed at Zuni Signs about mounting solar lighting when discussing the "flags" (events) idea for the signs.

Assistance to Park County

Carrie said she had been contacted by Jerry Wick (Park County Road and Bridge) who asked for our assistance in contacting Burland residents to convey that Park County needs their assistance, cooperation and agreement for the County to remove trees that may be a deterrent in their efforts of snow removal. Jim Aitkenhead will call Jerry to discuss this further.

Treasurers Report

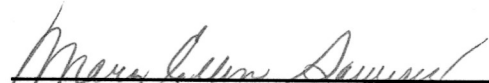
The report was approved as read.

Roger mentioned that one of the cell companies had attempted to truck some equipment in at Mt. Bailey Drive (cul-de-sac entry to the cell tower site) but it had been "blocked" by a vehicle, assuming to belong to a resident in that area. The cell workers then left for lunch and when they returned, the entry had been cleared. We have had problems in the past with a certain resident on the cul-de-sac, and have reason to believe that it was this person. The Sheriff Deputy said that if there are any future problems in this regard, to call the Sheriff's Office and they will address the problem and possibly impound the vehicle.

The meeting was adjourned at 9:45 a.m.



Carrie Hurich, President



Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MONTHLY MEETING AGENDA

February 8, 2014 9:00am

MONTHLY MEMBER MEETING (Open to All Burland Residents)

- I. Call To Order
 - II. Review and Approval of Prior Meeting Minutes ✓
 - III. Welcome Guests (10 minutes)
 - IV. Presidents Report
 - a. Dues are due!
 - b. New Neighbors Letter – Pat any updates?
 - c. Park
 - d. Trash Bash – Jim A.
 - i. Early May
 - ii. Trash containers, HS kids, mile high recyclers, steel recyclers, tree slash (help from county?), general trash
 - e. Adding lights to additional signs – Jim G.
 - f. Look into flags/banners off our signs – Carrie
 - i. Spoke with Ed at Zuni signs and he will get us some rough numbers, what signs do we want?
 - I. Treasurers Report
 - II. Close of Burland Residents Meeting
-

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

- I. Review and Approval of Prior Executive Meeting Minutes
- II. Treasures Report
- III. Covenant Violations Report and Update
- IV. AT&T Tower Discussion
- V. Investments and Donations – Roger to give 2013 overview
- VI. Park Security
- VII. New BOD Topics/Issues
 - a. Scholarships – just 1 in 2014, correct?
 - i. Who will be on committee this year?
 - b. Jerry with Park County Road & Bridge
 - i. Discussion about help he needs
 - ii. Who wants to take this on? 303.895.1116

Jim will call & follow up to see what they specifically want -

295,326.27 12/31/13

164,045.77 1/1/13

125,000. - added

2.8% 2013

5.2% since 2011 (2/15/2011)

Burland Homeowners Association, Inc. Meeting
February 8, 2014

EXECUTIVE SESSION

Board Members

*Carrie Hurich
Jim Aitkenhead
Mary Ellen Sawyer
Roger Sawyer
Melissa Hurich
Pat White
Jim Glenn
Jack Roberts*

The meeting was called to order at 9:50 a.m.

President's Report

Minutes of the January 11, 2014 meeting were approved as read.

AT&T Tower Discussion

Roger reviewed the current contract with AT&T and the proposal by the third party, MD7, that we had declined at the last meeting. Further, how we may propose to negotiate a new contract with AT&T that would allow an increase of 4% every 5 years, rather than the current 4% every year (which would be in their favor), however, we would, in return, be "guaranteed" the contract for a certain number of years. There was a lengthy discussion and it was decided that Roger and Carrie will meet with the cell tower attorney for assistance in a proposal and/or negotiation for a new contract with AT&T that would benefit them by lessening their costs to us; but at the same time, give us a guarantee for stability of the contract.

As part of this discussion concerning the HOA cell towers, contracts, and money generated therefrom, Carrie reiterated our Standards of Conduct wherein all information is to remain confidential and not discussed beyond the realm of the HOA Board (with the exception of our attorney(s), i.e., when attempting to obtain information, a Board member is not to reveal HOA information confidential to the association.

Treasurer's Report – Approved as read.

Roger gave an overview of our investments with Evergreen Global as of the end of last year, the return, and also the return since the inception of our account in 2011. Our risk level, which was established by us in 2011, is "Balanced/Conservative." There was discussion on whether or not we might re-visit this and possibly increase the risk level. Carrie will contact Eric Lybarger in this regard.


Scholarship

Carrie asked that we re-confirm our decision to award one scholarship to a graduating senior (PCHS or home-schooled) and this was affirmed. Melissa and Jim A. volunteered as members of the Scholarship Committee. (Mary Ellen, as in the past, will be contacting the school in the coming weeks to coordinate this project.)

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



Carrie Hurich, President



Mary Ellen Sawyer, Secretary