

Burland Homeowners Association,
September 9, 2017

Board Members

Jim Glenn
Mary Ellen Sawyer
Pat White
Debbie Kappel

Debe Whitford
Dave Sitko
Butch Kappel
Jack Roberts

Members

Gene Durst
Keith Doubleday

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

Minutes of the August 12, 2017 meeting were approved as read.

President's Report

Jim Glenn welcomed everyone, including guest Jeanne Hart. Jeanne spoke about concerts she is organizing and planning to hold at the Burland Ballfields. It was noted that this is not in Burland Ranchettes. She has done this in the past at Meyer's Ranch with apparently much success (she said she raised \$42,000) and she donates the money collected, in this case, back to Meyer's Ranch and donated \$500 each to Conifer and Platte Canyon High Schools to be used toward a scholarship program. She is currently looking for a new place; has spoken to the Burland Ballfield Board and received a letter of approval from them. She is looking for the same from our HOA, and plans to canvas the area neighbors, seeking their approval as well.

She went on to say this is community oriented; planned from 4:00 p.m. to 9:00 p.m., no music after 9:00 p.m., and she plans to have volunteers for crowd control. Concerts would be on a Thursday night, one night a month from June through September. She intends to follow County rules i.e., noise ordinance, parking provisions; port-o-pottys, no alcohol, but wine may be a possibility (?). Advertising would be limited as she wants to keep this more or less limited to the Bailey area. She elaborated on the layout proposed for the band, bleachers, food vendors, etc. Gene Durst asked if she had a budget as yet for the estimated dollar amount for each concert, gross amount, band, insurance, etc. and she responded that she did not as she is still in the process of contacting those necessary like the Sheriff's Office, checking with us, neighbors, etc.

Jeanne would like a letter from us indicating our approval and then she will proceed for County approvals i.e., Sheriff's Office, Fire Department, etc. Jim asked Jeanne to check back with us before next June, that the Board seemed generally okay with it at this time; however, things will probably change by next spring and we would appreciate an update of the status of things.

Aspen Trail Status – Jim reported that he is looking at September 16th, or the 23rd as possible dates for finishing the trail, depending on available volunteers.

Firewise – Dave provided an update on Firewise activity this past month which included that the survey/questionnaire was created, printed and mailed to the Burland community and adjacent sub-divisions (via the Every Door Direct USPS system), and thanked everyone for their input on this project. There is one address marker request pending Tom Ingwalson's return. The HOA

became a member of the North Park County Fire Safe Council (\$50.00) and Jack Roberts has volunteered to sit on their Board.

Dave reported that our grant request submitted to Colorado Natural Gas was not approved; however, we learned from the experience of having submitted this request. Jack explained that CNG gave out \$16K in grants to approximately 16 recipients. Although purely speculation on his part, while we did submit in-kind contributions that far exceeded our grant request of \$4,000, the dollar amount of the request may have been too much. This is an annual grant offering and we can submit again.

Dave mentioned that he had thanked the volunteers who have recently come forward to help in one way or another like Earl Harris and Liz Scovetta. He had also called Mark Wesseldine; however, he no doubt has been deployed with the current wildfire activity.

Jack explained the Firewise committee would like to mitigate two houses before the bad weather sets in. (The recent questionnaire will help the committee choose or identify those parcels most deserving.)

Park Security/Camera – Roger is currently researching and will report as viable information is available.

Locked Mailbox Information for Website – Debbie K. said she was having problems getting information on concrete, and she was given a lead on that at the meeting. Jim said he would like to see basic procedures on our website. She also said she was having trouble getting responses from Rob (our volunteer web master) and asked Mary Ellen for help.

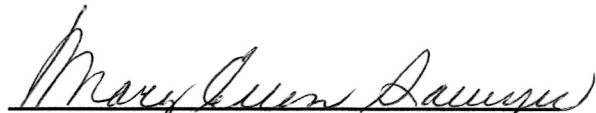
Goals – Jim provided copies of our proposed goals which are listed by priority. This will help us focus, and some are bite-sized that a visitor might volunteer to take on something small and of interest. Our “welcome packet” which is a letter of welcome to the community along with a copy of the covenants might be expanded to include more of what we’re doing and things that we don’t want in the community. With the ongoing vandalism at the Park, we would like to encourage the community to look at this as “their Park” and take an interest in its care and maintenance. It would be a good to have goals on our website.

There was no further business.

The meeting adjourned at 10:15.



Jim Glenn, President



Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA

September 9, 2017

I. Call To Order

II. Review and Approval of Prior Meeting Minutes ✓

III. Guest – Jeanne Hart – Music at Burland Ballfields ✓

IV. President's report

a. Aspen Trail Status ✓

V. Firewise Activity – Jack Roberts/Dave Sitko ✓

VI. Old Business

Roger – Camera for Park - Status ✓

Debbie – Locked mailbox procedures to post on website. ✓

VII. New Business

-Review draft goals for HOA ✓

-Request for community help at park ✓

-Consider well presentation at HOA in October ✓

*Grant
Living Water*

Burland Homeowners Association, Inc. Meeting
September 9, 2017

ACTION ITEMS

- 1 – Roger - *Research on Cameras/Surveillance for Park. – Ongoing*
- 2 – Roger, Jim and Jack – *Continue to coordinate and oversee repair of hillside damage with Verizon.*
- 3 – Debbie Kappel– *Post basic procedures for locked mailboxes on website.*
- 4 – Jim – *Draft letter for Jeanne Hart regarding concerts at Burland Ballfield.*
- 5 – Debe Whitford – *Draft email to potential attorneys asking if they are interested in representing us.*
- 6 – Mary Ellen – *Get information from Debbie to help with Rob contact/response.*
- 7 – Mary Ellen – *Write October newsletter*

Burland Homeowners Association, Inc. Meeting
September 9, 2017

EXECUTIVE SESSION

Board Members

Jim Glenn
Jack Roberts
David Sitko
Butch Kappel

Mary Ellen Sawyer
Debbie Kappel
Pat White
Debe Whitford

The meeting was called to order at 10:30 a.m. and it was determined a quorum was present.

Minutes of the August 12, 2017 meeting were approved as read.

President's Report

Considering Jeanne Hart's request at the general meeting, Jim will draft a letter for review for her proposed concerts at the Burland Ballfields.

Attorney Search – Jim provided information on potential attorneys for review, and the Board provided suggested questions for the interview process. Some of the questions were:

- a. Do you have any contractual experience i.e., cell tower leases?
- b. What is your fee structure? Hourly, or?
- c. Communication with our HOA would be done with the Officers. Would that communication be from you, or someone other than you, such as a junior attorney, or paralegal?
- d. Have you had any experience working with County government, or any government agency?
- e. How long do you anticipate practicing law?
- f. Will you provide references?

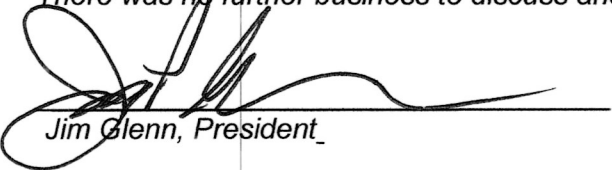
Jack suggested that we ask attorney to come to our meeting place. When attorney list has been narrowed down, it was suggested that someone should draft an email and send our "history" for their response. Debe volunteered to do this. (Mary Ellen has prepared a "history" of the HOA.)

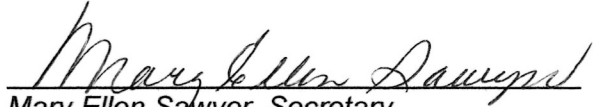
Hillside Damage – We have asked two of three companies for potential bids on the repair. We are in the process of contacting the third. This information will be sent to Verizon's contractor. Jack has outlined his recommendations for remediation, and Verizon has been very willing to make everything right.

We plan to put up a chain with a "no trespassing" sign to prevent any further motorized vehicles from entering our property and we sent letters to two property owners adjacent to ours, offering the same for their respective properties.

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

There was no further business to discuss and the meeting adjourned 11:05 p.m.


Jim Glenn, President


Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MEETING AGENDA

EXECUTIVE SESSION

September 9, 2017

- I. *Call To Order*
- II. *Review and Approval of Prior Meeting Minutes*
- III. *President's Report*
 - a. *Consideration of Jeanne Hart's request for donation (if any)* ✓ *NO*
 - b. *Does Jeanne Hart's group clean up area for Burland Ball Fields?*
- IV. *Attorney Search*
 - a. *HOA History – Mary Ellen*
 - b. *Board Questions – Everyone*
 - c. *Bios of attorneys -*
- V. *Jack/Roger – Hillside damage status*
 - a. *Pending receipt of bids*
 - b. *Letters sent to two property owners adjacent to tower property*
- VI. *Treasurer's Report* ✓
- VII. *Old Business* ✓
- VIII. *New Business* ✓