

Burland Homeowners Association, Inc. Meeting
November 14, 2015

Board Members

Carrie Hurich
Jim Aitkenhead
Mary Ellen Sawyer
Butch Kappel
Pat White

Guest

Tim Buckley, Div. of Water Resources

Member

Bill Eggett
Janeen Eggett
Annemarie Maynard

The meeting was called to order at 9:00 a.m. by President Carrie Hurich who determined there was a quorum. Minutes of the October 10, 2015 meeting were approved as read.

Carrie introduced Tim Buckley, Division of Water Resources (Water Commissioner for Districts 9/80). Tim was there to enlighten us on water rights and resources, particularly concerning Burland Ranchettes. Tim explained "Free River" conditions as they occur when there is sufficient natural supply to satisfy all water uses. Free River wells are "first in time, first in right" which are actually filed in court for beneficial use. Tim went in to great detail on historical events in Colorado back to 1861, including the difference from California. Rain barrels and grow houses were discussed; the need for augmentation for new builds. There are basically three different types of wells in Burland i.e., Household, Domestic and Exemption which concerns domestic animals. Information on types of wells may be accessed via their website, www.water.state.co.us; Tim's email is tim.buckley@state.co.us; cell phone, 303-501-4298. Wells and water rights are extremely complicated, and there were several hand-outs available to those present.

Trail and Park – Jim Glenn explained the lights at the park and how they have not been adjusted to not remain "on" and annoy the complaining neighbor. He explained that as someone drives by, there is one sensor that may allow a light to remain on for one minute, at which time it turns "off." This should take care of the light problem as called in several times by a neighbor.

Christmas Lighting Contest – Carrie asked for volunteers to judge Christmas lights for which we had voted earlier to award 10 houses with a \$50 prize. Jim Aitkenhead then volunteered, along with Bill and Janeen Eggett. They will judge mid-December and give addresses to Mary Ellen so that she can prepare the letters and Roger can write the checks.

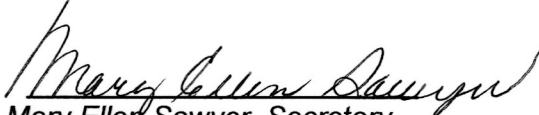
Park County News – Carrie noted the website for Park County news and events, <http://www.parkco.us/list.aspx> for everyone's information.

Signs – Carrie mentioned that we recently had a problem with overnight parking at our Park, and Mary Ellen elaborated on a truck (delivering wood) parked overnight, running a generator on which we received a complaint

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

There was no new business; meeting adjourned at 10:30 a.m.

Carrie Hurich, President


Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC. MONTHLY MEETING AGENDA

November 14, 2015 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 – Tim Buckley re: Water & Wells
 - IV. Presidents Report
 - a. Lights at the park – resolved?
 - b. Christmas Light Judges
 - i. 10 prizes \$50 each
 - c. Park County News & Events <http://www.parkco.us/list.aspx>
 - V. Treasurer's Report
 - VI. Any new business?
 - VII. Close of Burland Residents Meeting
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Burland Homeowners Association, Inc. Meeting

November 14, 2015

EXECUTIVE SESSION

Board Members

Carrie Hurich, President

Jim Aitkenhead, Vice President

Pat White

Sue Glenn

Mary Ellen Sawyer, Secretary

Debbie Kappel

Butch Kappel

Jim Glenn

Minutes of the October 10, 2015 were approved as read

The Treasurer's report was approved as read.

President's Report

Covenant Violations

Rhoads – (Wood cutting business) – As a result of the Land Use Regulation we filed with Park County, we were informed that “the property owner had agreed to comply”....and was “in the process of cleaning up.” We thanked the County for their response to the complaint, and also asked what their protocol was with regard to following up on such complaints, and continued compliance. Tom Eisenman informed us that he was asking his staff to outline their LUR procedures. We will continue to follow up.

Frequency of Meetings – Response to our inquiry from our attorney, Fred Wells, indicates that voting by email does not appear to be available to the Association since it is a “residential nonprofit corporation” which he discussed in detail via email. It is suggested then that in the event that we change the meeting times to every other month, that depending on the urgency, we would hold a special meeting, or if not urgent, simply wait until the next meeting.

A vote was taken to change the meeting times to every other month beginning January, and results follow. Yes – Carrie, Jim. A., Pat; No – Jim G., Butch K., Debbie, Abstained- Sue. This matter will be further discussed in January.

Donations – Carrie gave the list of donations made last year i.e., \$1,000 each to IMHS, PC Senior Coalition, St. Laurence Food Pantry/Outreach, Mountain Resources, Mountain Peace Shelter, ECHO backpack project; \$500 each to PC High School, Fitzsimons Middle School, DC Elementary School for needy families, and \$500 to our Web Manager, Rob River. Motion was made, Jim A. seconded, and the vote carried.

We will contact Rob River to set up a meeting to discuss changes made on the website allowing us to make changes and also possible payment of dues via PayPal.

Carrie mentioned an electronic/communication person is needed and Debbie volunteered. She will update Facebook, send meeting reminders via Mail Chimp, and post the Newsletter on our website.

Jim Glenn spoke about the President being a paid position. Carrie responded that it was her thinking that if this was done, the Vice President should then possibly be paid, and on down the line. Jim Aitkenhead said that he would decline. There was discussion that with time expended by Carrie, that it warranted some sort of compensation. Jim Glenn proposed a \$250 month payment. Carrie recused herself from any vote. Sue Glenn moved that we pay Carrie \$250; Pat seconded, and the vote carried to begin payment in January, 2016.

Meeting Attendance – Question was asked if a Director must attend a certain number of meetings in order to remain a Director. There is nothing in the By-laws speaking to this.

The meeting was adjourned at 11:45 a.m.

Carrie Hurich, President


Mary Ellen Sawyer, Secretary

BURLAND HOMEOWNERS ASSOCIATION, INC., MONTHLY EXECUTIVE MEETING AGENDA

NOVEMBER 14, 2015

BOARD OF DIRECTORS EXECUTIVE SESSION (OPEN TO BOARD OF DIRECTOR

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*
 - a. *718 Quakie Way – LUR filed with County, owner SAID he would clean it up*
- IV. *Presidents Report*
 - a. *Changing meeting frequency – every other month*
 - b. *I need a computer/electronic communications person*
 - c. *Donations*
 - i. *Last year - \$1,000 - IMHS, Park County Senior Coalition, St. Laurence Food Pantry/Outreach, Mountain Resources, Mountain Peace Shelter, ECHO (backpack project), and \$500 to Web Manager, Rob River. (St. Laurence is preparing close to 100 Thanksgiving baskets for the 285 Corridor needy families.) \$500 - Platte Canyon HS, Fitzsimons Middle School and DC Elementary School for needy families.*

Peace shelter - ch. out. -
yes - all -
Rah - yes -
Carrie contact.
yes - \$500. to schools