

Burland Homeowners Association, Inc.

General Meeting Minutes

January 9th, 2021

Board Members

Jim Glenn
Pat White
Jack Roberts
Sue Glenn
Carrie Marsh
Debe Whitford
Gene Marsh
Beth Fisher
Tim Peterson
David Vazquez

Members

Carlos Vazquez
Steve Vincze
Keith Doubleday
David Sassano
Barbara Robinson
Dennis Robinson
Kathy Thiesen
Monroe Thiesen
William Beggs

Members

Non Members

The meeting was called to order at 9:05 a.m. and it was determined there was a quorum;

The minutes of November 14th, 2020 were approved as read with edits.

This was our Ninth Zoom video conference call due to Covid 19.

Welcome and introduction to guests.

Presidents Report Jim Glenn:

- A) Broadband: There has been an influx of funds to the broadband deployment board. Or at least a proposal for an influx. Not yet approved until the 13th of January. This is a huge update. Possibly 50 million vs the 7 million or so.
- B) Short meeting last night with David Shipley. He came up with 3 proposals or options.
 - 1) Continue on the current path with an application encompassing 717 addresses
 - 2) Resubmit for the third time the initial application encompassing 1377 addresses
 - 3) Submit two applications Phase I encompassing the 717 addresses and Phase II encompassing 660 addresses with the intent of securing both but at the least Phase 1.
- C) Christmas Light winners

Jack Roberts: Firewise updates:

- A) Rapid Risk Assessments: Letter from Fire Chief Joe Burgett. The assessments were completed in July. Wildfire Research office which is part of the US Forrest Service are in the process of analyzing the data. They also sent a follow up letter with a survey. Please complete if you haven't yet. They will be sending a third letter just in case. They did receive 280 responses so far 24%. Better than what they typically get.
- B) Burland Firewise Committee: What are we doing?

Saws and Slaws are still on hold due to Covid. We are still pushing hard on our address markers for \$10. Areas of refuge we are still working on. This is for instances when you can no longer get out. It may be hot but you could survive the fire. We are working with Platte Canyon Fire Department on this and have tentative areas identified and waiting for approval from Park County and still need some mitigation done in some areas.

The annual Firewise report: In November we were preparing to submit our report and I was concerned we would not be in good standing because we weren't able to use saw and slaws events. They did change the reporting to count hours so now we are able to include bags of pine needles and pine cones. We were able to receive our certificate of good standing

Ponds Project: Is still moving along. This project is very important to the Fire Department. Will update as it progresses.

Jim Glenn: Received phone call from an attorney asking about Rob Peirce needing contacts for ponds. Gave him Gary Sievert's number.

Carrie Marsh: Who does the attorney represent?

Jim Glenn: Fire Adapted Bailey

Jack Roberts: Firewise committee meeting is via zoom is this coming Wed Jan 13th @ 6:30 pm. If you would like to attend and we will get the zoom info to you.

Burland Chip Days 2021: When the weather allows and resources are available, we will offer several chip days to our members this year.

Bailey slash site is closed but unsure when CUSP will reopen.

Pat White: Park County news

The Flume posted that the commissioners have finally passed some regulations on short term rentals, classifying them as commercial operations. They are going to require that you apply license \$1,000 to \$1500, they are going to be very stringent on safety, fire, parking, no shooting and no atv's on county roads. Fines will be issued.

Jim Glenn: We do have some information on our website in the FAQ area regarding BNB's. It may need to be updated.

Tim Peterson: I did go look at the web site and the FAQ does address long and short-term rentals. Looks good but we do need to update the firearms. They are legal under long term rentals but not short term.

Treasurers Report: Approved as read (The reason so high is we have the Broadband PayPal payments soon to be sent as reimbursements).

Jim Glenn: Thank you to both Jack Roberts and Carrie Marsh for issuing the refunds and letters.

Carrie Marsh: We have gotten a better response on this mailing than in the past. A tremendous broadband response. (717 letters sent)

Unfinished Business: none

New Business: Carrie Marsh: Could we get a list of the different groups that we have? Debe Whitford will make a list and give to everyone and David Vazquez/Jim Moore to update website. Jack Roberts: Zoom calls info not to be posted on pine cam or next door. General information but no specifics.

Meeting adjourned @ 9:50 a.m.

Jim Glenn, President

Debe Whitford, Secretary

Burland Homeowners Association, Inc.

Executive Minutes

January 09th, 2021

Board Members

Jim Glenn
Pat White
Jack Roberts
Sue Glenn
Debe Whitford
Carrie Marsh
Gene Marsh
Beth Fisher
David Vazquez

The meeting was called to order at 10:05 a.m. and it was determined there was a quorum;

The minutes of the November 14th, 2020 were approved as read. (with edits to Bailey Mountain Tower meeting)

This was our Ninth Zoom Executive meeting due to Covid 19.

Jim Glenn: Scott Abbey not available today to meet with the board regarding a complaint filed against him. He will try for our February executive meeting. He has also been working with Park County and has made improvement on the property.

Carrie Marsh: **Insurance updates**: All of the policies have been issued and no repercussions from the inspection. Jack Roberts did inform no refund from American Family as of yet. Carrie contacted American Family they did not cancel the general Liability policy but did cancel the physical damage part. They did resubmit the cancelation. If we don't see the cancelation in the next couple of days to let Carrie know. Whoever receives the new policy (Debe Whitford gives that type of mail to Jack Roberts) to make sure the terrorism portion has been added and let her know.

Jack Roberts: **Mount Bailey Tower**: The latest structural analysis sent on Dec 30th. The tower stress level for the structure is in insufficient capacity. (44 pages for the structural analysis). They relooked at everything after tenants advised what they want to put on and take off. They thought foundation was good but looked into further and there were discrepancies. They had him go back last week and do measurements. The size of the slab and thickness of it and got thickness at 3 points and provided photographs. They have determined the foundation to be inadequate. Dale has forwarded to his design team to determine what they need to do the foundation and then what they need to do to tower to strengthen the legs and the diagonals and what have you. Hope by Feb 1st or mid Feb to go out for quotes for modifications the tower so that it will hold all of the proposed equipment. At this time, we are still receiving invoices for expenses which Enertech is doing and be able to roll back to the tenants.

Beth Fisher: How much over capacity is the Bailey Mountain Tower?

Jack Roberts: Percent of capacity is 176.2% of capacity.

Jim Glenn: We were previously over 200% capacity.

Jack Roberts: Jack will send the board the 44-page report which does NOT include the foundation.

Sue Glenn: Who is responsible for the foundation?

Jack Roberts: Burland HOA is responsible for the foundation.

Beth Fisher: What makes the foundation inadequate?

Jack Roberts: Due to the additional equipment that has been added to the tower over the years has made it inadequate.

Jack Roberts: I am watching our money closely due to if the broadband proposal moves forward, we will have to send \$12,000 to South Park Telephone to include addresses. I may have to go to Eric and get a little cash. I will let everyone know prior to contacting Eric.

Tim Peterson: Would it be possible to start billing some of our residents now to give us cash flow.

Jack Roberts: we are going out for quotes possibly in February so will include at one time.

Tim Peterson: Skateboard Park: an individual had said he was surprised at the lack of things for the youths in our community to do. He is very interested in building a skateboard park somewhere. He has several things and I didn't know if is something that has been brought up in the past. There is plenty of room in Weakland Fauks park and the disk golf course.

Pat White: I am against. The liability alone, cleaning, graffiti, additional port of potties and damage. What about noise, where are they going to park. Who will pay to build it. People are not abiding the rules as it is for the park. Additional traffic too.

Carrie Marsh: insurance may not cover.

Beth Fisher: When people ask about the park it is open. The play ground is closed. The trails are still open and the open field.

Jim Glenn: Tim, it sounds like an interesting suggestion but it looks like it doesn't work for us.

Treasurers Report: Approved as read. Tim motioned to approve and Sue 2nd. 1 opposed

Unfinished Business:

Carrie Marsh: asked if we had response from Tom McGraw of how donation is used.

Tim Peterson: Welfare fund which we used to send gift cards for deputies doing outstanding work and used to help for special equipment that does not fall in their normal budget.

Carrie Marsh: wanted to thank Jack Roberts for hand delivering a couple of commitment forms for people whose printers were not working or didn't have.

Beth Fisher: Roberts Rules. Tim Peterson has researched and has a lot of interesting information. The point of Roberts rules is to protect the organization and the right of people to speak. The proper process. Our board is larger than it used to be. She would like all 3(Beth Fisher, Tim Peterson and Jim Glenn) to meet and discuss. Look at emails sent over summer and fall. Tim has a zoom account and maybe set up a meeting.

Tim Peterson: No reason to have committee for BNB's and VRB's (short term rentals) due to County updates.

Jack Roberts: periodic report to the state. This year the state has contacted me with questions about the tower, utility corridor, the buildings that are there for tenants. How he reported and how to report in the future. We are going to have to pay taxed on that portion of the park and our income.

Jim Glenn: what kind of tax are they referring to?

Jack Roberts: Income tax

Debe Whitford: emails are being lost. Would everyone mind to acknowledge the emails. Just a thank you or I got it.

Beth Fisher: the thank you should only go to the sender.

Debe Whitford: was David Vazquez able to meet with Jim Moore yet?

David Vazquez: Hopefully soon.

Carrie Marsh: while zoom calls are going on there are some people who do not have long distance.

Jack Roberts: are we going to fill district 5 vacancy?

Carrie Marsh: Tom Ingwolson may be a great addition.

Tim Peterson: also, to look at our regular people that come to our meetings.

Jim Glenn: to Carrie Marsh: would you be interested in writing a short note about vacancy?

Carrie Marsh: will draft and send for approval.

Adjourned at 10:06

Jim Glenn
President

Debe Whitford
Secretary