

**BURLAND HOA GENERAL MEETING**  
*January 19, 2022 - 7:00pm*  
*Platte Canyon Fire Station*

Attendees: Board members Stuart, Debra, Jack, Tim, Beth, Bill and 20 members (8 via Zoom)

1. Stuart called the meeting to order at 7:02  
He thanked all for coming despite the weather.
  
2. Success of Christmas Lighting Contest.
  
3. Goals of HOA for 2022: Primary objectives are to maintain property values and Firewise community status. Maintaining the park.  
Asked for comments: Approval of the work at the park/mailboxes; looks so much better. Need to use the park for more internal events, even monthly meetings when the weather permits.
  
4. Went round for introductions of board members.
  
5. Treasurer Report: \$28,317.51 Some income comes from the tower we have on Mt. Bailey.
  
6. Meeting timings: Discussed when to have the meetings and how often. One suggestion to meet monthly for six months just to finish reorganization, then go bimonthly. We would like to have guest speakers. Comments about getting more information out, especially for the broadband project. Based on comments, the board will need to decide but the emphasis is to meet monthly at least for a time. We will stay with the evening sessions.
  
7. Firewise: Jack presented a PowerPoint on emergency evacuation. Think about Code Red, evac routes, shelter in place, pets and livestock, emergency supply kits.

Code Red is used by Park County to notify by text, email. You must sign up. You can do this online or by paper form.

Create an evacuation plan for your family. Include contact names and numbers for family, your insurance company, utilities, etc. Figure out your evacuation routes based on where the fire is coming from. Know how to use more than one. If you are new, you need to get out and drive around; get to know the community. It is estimated it will take three hours to evacuate Burland.

Shelter in place if evacuation routes are blocked. Wear long pants and sleeves with natural fibers, good shoes. Think about an emergency generator for your well pump. Prepare to place wet towels under your doors. Fill your tubs with water. Stay away from outside walls. After the fire passes, check your roof and any trap points for embers.

Emergency Temporary Areas of Refuge: These are for short term used, and designated in advance by professional authorities. Currently the ball fields, Burland Recreational Ponds, disc golf course on Rosalie, Weakland Fawks Park, Hi Meadow burn area. These areas may not be comfortable, but they are survivable.

Think about pets and small livestock. Food, water, treats for several days. Toys, medications. For livestock, halters, leads, feed, troughs, medications, boarding sources. Turn your animals loose if you can't get them out and notify Animal EVAN Volunteers. Possibly mark them somehow, a ribbon in the tail or whatever. [www.animalevac.org](http://www.animalevac.org)

Plan where to go. Plan both north and south destinations. Plan this now and let all family members know. There will be limited time and heavy traffic. Plan how to join if one is in town, or your child is home without transportation and you're not there. Get to know your neighbors. Involved them in your plans.

What to take: Assemble a bugout bag BEFORE the event. Sleepwear, cash, important document copies, password cheat sheet for web sites, flashlights, electronics, charging cables, medications. Take a video of your home inside and out now so you can share it with your insurance agent. Keep a flash drive of this in your bugout bag. Work with your insurance agent now to see if you have enough coverage to rebuild.

Keep a clear plastic container with copies of your plans, meds, generic meds, documents on a flash drive, masks (smoke will be heavy).

Red Flag Weather. Bring flammable deck items inside; store your BBQ propane and door mats inside (mats can trap embers); no flammable materials near the house or outbuilding; keep rain gutters clean; prepare kennels, etc; put your bugout bag in your vehicle during Red Flag weather. If time allows, prepare your home. Close windows and doors, but leave doors unlocked. Fire fighters may need to take shelters. Remove ignitable window coverings. Turn off gas/propane to house. Know how to open your garage door without electricity. Practice this. Post a notice near the primary entrance that you have evacuated so first responders don't waste time looking for you.

[inciweb.nccg.gov](http://inciweb.nccg.gov) is a good site.

Get your green address marker! This makes a huge difference at night or in smoky situations or snow storms. This may save your life.

Top 5 takeaways: sign up for Code Red; create the evacuation plan; install the green address marker where it can be seen from the road; nothing flammable within five feet of the home; evacuate early!

Comments about the good presentation and great information!

Firewise has redone their questionnaire for people wanting to be included in future events. Presentation of how Saws & Slaws works for the participating

property owner and the volunteers.

#### New Business

8. Park information. We have a lease with the county for \$1 that gives us additional insurance coverage above what the HOA already pays for. After 22 years, we need to look at how the park is designated and used. Because of the lease, the park is a Public Park. The county does not own the land nor do they maintain it. We are also not near public commerce areas, etc. We do not meet the definition of what a public park should be. Also, times and society have changed. We need your input as we represent you. We currently provide this park for anyone in the U.S! Was this the vision of the person who donated the land? Discussion of how we no longer know all the people who come through the area. Calls to the county sheriff have escalated greatly in the last five years. They don't want people who are not from the community coming through the residential areas. Our hiking trail is listed in on-line forums and has been written up in WestWord. We as the owners are responsible for maintaining the park and hiking trail. We are also responsible for security. The county does not. The increases traffic has lead to increased speeders, more road maintenance, etc. Residents walk in the road, which is hazardous with the increased traffic. The park is also used as a rest area for travelers.

Debra motioned that the Burland Homeowners give the county notice that we intend to terminate the lease. Beth seconded the motion. Comments from attendees on how crowded the trail is unless you go very early or very late; trail is overused. It appears there is no benefit from our partnership with the county. Will-O-Wisp has used our pavilion for their annual meeting without making a reservation. Summer use includes day care centers bringing kids. Will community partners like the schools and churches still be able to use this on occasion? This will take some time and we will need to educate people and organizations. We will need signage. The first step is to terminate the agreement. We may need to institute a process for community organizations to apply for occasional use. Most of these organizations have members from Burland. One gentleman proposed putting a neighborhood bulletin board at the park. This was well received. A resident who lives 100 yards or so said in his opinion security is our worst problem. You can walk right next to some of the houses. You can park and observe the neighborhood. Dogs are allowed to run loose. He has watched usage grow over the last three years and very little of it is Burland residents.

One member asked if we have sufficient insurance on our own; we do. It was also suggested that if outsiders apply to use the park, \$20 of their deposit is retained. It was also asked if being public affected our responsibility for handicapped access to the public. Whether we go public or private, we should make sure our facilities are accessible.

The motion was tabled after discussion to allow for additional discussion about the issue in executive session.

9. Debra was contacted by a scout about doing an Eagle Scout project at the park. David Seaver from Bluebird Lane presented his project. His project is to put a new bench at the top of Mt. Bailey at a different location than the current one.

The location has a good view down Platte Canyon. He would also put a Peak Map at the location identifying the features viewable from the top of the mountain. He would also do some trail work. The second part of his project would be to build a stage down in the park that could be used for community events. He opened the floor to discussion. He hopes to finish the project at some point this summer. It was suggested we could use a bench or two on the way up the trail as well. All comments were encouraging.

10. Jack presented the tower project to those in attendance. He discussed the current tenants and the need to alleviate the loading. He mentioned we have required tenants to notify us of new work and verify it would not jeopardize the tower. Individually, all the tenants have done this. However, an inspection by an independent contractor found that the current structure is overloaded. We now have engaged technical services to build a new tower to split the load. Going forward we will take a stronger role in ensuring new work doesn't cause any problems. The park and trail may be closed for a couple of days while the actual erection of the tower is done. The staging area may be the park or may be at Farmers Union. Brief discussion on safety issues with helicopters, but these companies do this type of work every day and are familiar with FAA rules and necessary safety requirements.
11. Beth motioned to adjourn at 8:56.