

# **Burland Homeowners' Association, Inc.**

Board of Directors Meeting Wednesday, November 15, 2023 7:00pm

## **Meeting Minutes**

### **Attendees:**

#### **Board:**

Beth Fisher, President  
Debra Stephen, Vice President  
William Beggs, Secretary  
Nick Miller, Treasurer  
Sherrie Urban, Director

#### **Members:**

Debbie Chapman, Tom Ingwalson, Tim Peterson, Gene Durst, Don Actor, Bill Bruner, Angie Baker, Jeff Baker, Keith Doubleday, Heather Wilt, Patrick Urban

#### **Non-Member Residents:**

Ella Jeffers

#### **Guests:**

None

**Call to Order:** 7:01 pm

Beth read from a prepared opening statement on how the meeting will run and what is expected.

### **Review & Approval of Prior Minutes:**

Beth Fisher made the addition of approved pertinent emails related to Carrie Marsh and an investigation by the Sheriff department related to a gun brandishing accusation at Weakland-Fawks Park to the minutes from October. Debra Stephen made a motion, Sherrie Urban seconded the motion and all board members approved the minutes for Oct 3, 2023 and Oct 9, 2023.

### **Officer Reports:**

**Beth Fisher, President** – Spoke about what the board is supposed to support. Things that the board needs to support includes the tower and park maintenance.

Money should not be paid to board members. Covenants will hopefully be discussed at the December meeting.

**Bill Beggs, Secretary:** We have a total of 141 Members. This is down 9 since last month because of when the dues are paid. Bill expressed that he would like to change the Membership renewals to be due in January so that it would be easier to track membership. Most all memberships are done on a yearly basis at the beginning of the year. Membership renewal email notices would need to be sent out in November and December to keep people up-to-date on when the memberships are due. Bill also mentioned that there were multiple emails that were responded to and bills that were forwarded to the Treasurer like Shirley's Septic.

**Nick Miller, Treasurer:** Taxes status; investment account; financial report  
Expenses - \$4,700 (This included Insurance, lawyer fees, park signage, and bookkeeper catchup)  
Revenue - \$5,700 (This included income from the tower and membership dues)

#### **Committee Reports:**

**Firewise:** The BHOA has been evaluating the insurance liability for programs like Saws & Slaws and the ability to "hold harmless" the homeowner. We have gathered up the waivers which are signed by each participant along with the waiver from Team Rubicon which recently did mitigation for two Burland Ranchettes homes. We might not be able to do Saws & Slaws in the future because of the liability, but it is currently being evaluated by the BHOA attorney.

Escape routes – William Beggs mentioned that he would need to gather current updated information on this.

It was reiterated by Bill Beggs that Firewise is an educational program and Saws & Slaws is a program that was put together to bring neighbors together in order to help mitigate the Burland Ranchettes and surrounding community properties.

It was also discussed that Fire Adaptive Bailey (FAB) is also involved with fire mitigation and is involved with determining escape routes and mitigation for those routes.

Sherrie Urban - The Kiosk is complete. If you need to post something that is now available. Sherrie also mentioned that if there is out of date material on the board, please remove it.

**Park:** Pavilion reservations process and event insurance; wristbands  
Get proposed information from Debra Stephen. Must be a member to reserve the pavilion.

Heather Wilt's email on Insurance coverage was forwarded to the BHOA insurance agent.

**Membership comments:**

Heather Wilt mentioned that you should be able to use the person's insurance for park pavilion activities. How do we ensure that it is first come, first serve was discussed. Gene Durst mentioned that going to the insurance agent for his son's birthday party is ridiculous. Tim Peterson mentioned that deposits have been taken in for a deposit for the Pavilion but have never been deposited.

Beth Fisher made a Motion to table the discussion about what is to be done about how to manage Pavilion reservations and how to apply insurance to its use. Sherrie Urban seconded the motion.

**Tower** – We have approval from Park County to put in a new tower. Verizon put in a building request for updating the current tower without our knowledge. Not sure where to go with this at this time.

**Old Business:**

Ella Jeffers – Beth Fisher mentioned that since Ella resigned her membership, a vote to determine if she would be expelled from membership was now moot.

Donations to outside agencies – Debra Stephen mentioned that the BHOA is not required to provide donations to businesses or schools, especially outside of Burland Ranchettes since the BHOA is here for the residents of Burland Ranchettes.

Scholarships – This is something that we might consider continuing to do, but it was recommended by Debra Stephen that it would be only offered to a Burland Ranchettes resident.

Investment Advisor meeting – Beth Fisher mentioned that she would be meeting with our Investment Advisor to discuss how the income is being invested.

Insurance review – Beth Fisher mentioned that we will be having a meeting with the Insurance agent on coverages and whether they are adequate.

New parking lot sign status – Sherrie Urban mentioned that the new sign is being redesigned. This is the sign that is located in the middle of the park parking area. She mentioned that she had no idea as to when it will be complete.

Pickleball – The BHOA will entertain proposals but need to be submitted in writing to the BHOA.

Wall on High View – Beth has left three messages to Mike Smith with Park County. She has not received a response. Beth mentioned that she might be able to send a letter to Park County for enforcement, but wasn't sure how far that would go since this has been an ongoing issue for many years.

Pickleball – Linda Merillo came to the last meeting and has discussed that the park should have never been made public and having pickleball in Weakland-Fawks park is unattainable due to many issues which include being able to manage who is using the park and the liability for players that may be injured during play.

We, as a board, are more than willing to encourage, guide, and advise on possibly proposals for Pickleball courts in the Burland Ranchettes area. The BHOA did mention that the State property in/around the mud flats as well as the baseball fields/equestrian park might be a more suitable area. It was also encouraged that anybody wanting courts should put together a fundraiser to get community involvement. Just because the BHOA has income, we have a fiduciary duty to the Burland Ranchettes residents.

### **New Business**

No new business

### **Open Forum** (if time allows)

Gene Durst – Asked about the Bylaws and was told that they are on the website. Gene also asked about the possibility of multiple years memberships. He also

mentioned that he has lived here for 17 years and dancing around with the HOA and County to enforce the Covenants has always been a losing battle.

Bill Bruner – Mentioned that the Fire Department was in 40 different states this past season and that the County has no code enforcement agent so going to the County for any covenant or county violations may be impossible to resolve.

Heather Wilt – Mentioned the website, <https://www.eventsured.com> for event Insurance. This will cover events at the park using the pavilion.

Don Actor – Asked Nick Miller about current investment balance. Nick responded with \$526K. Insurance was the main question.

Jeff Baker – Mentioned that he would contact Amy Mitchell about possible enforcement of county regulations and covenants.

There was a general question about number of board members. Beth Fisher mentioned that we voted for 7 but only 5 ran and were voted in by acclamation.

**Action Items**

None

**Adjournment:** 8:31 pm

**Executive Session**

The session was held afterwards.