

Burland Homeowners' Association, Inc.

Board of Directors Annual Meeting Wednesday, January 31, 2024 7:00pm

Meeting Minutes

Attendees:

Board:

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

Members:

Mike Fisher, Tiffany Stanescu, Nancy Lynch, Patty Lucy, John Murillo, Len Strozinski, Keith Doubleday, Karen Houk, Stephanie Roman, Seann Roman, Casey Gleason, Andrew Shroeder, Julie Shields, Mandy Sturrock, Jeff Baker, Angie Baker, Bill Bruner, Debbie Chapman, Jim Glenn, Sue Glenn, Dylan Williams, Ginger Williams, Tim Peterson, Dena Joslyn-Custer, Tom Ingwalson, Jack Roberts, Marilyn Lawson, David Kott, Stephanie Kott, and Steven Mcewen (AJ).

Non-Members Residents:

Mark Donelson, Mandy Sturrock, and Charlotte Wytias

Guests:

None

Call to Order: 7:00 pm

Review & Approval of Prior Minutes:

Beth motion, Sherrie 2nd, Approved
Agenda is changed to what is on the form that was given to me from Beth–

Officer Reports:

Beth Fisher, President – Announced that Debra would be the Pro Tem

Debra Stephen Pro Tem – Addressed the audience tonight by welcoming everyone and requested that everyone be respectful during the meeting.

Bill Beggs, Secretary – Spoke to membership forms that needed to be filled out as well as the current membership being 163. Bill also talked about Firewise and that nothing is currently being done during the Wintertime. Jack Roberts and Charlotte Wytias did ask about Firewise meetings and whether they would be held. Bill mentioned that they would. Jack Roberts also asked about whether Firewise was still NFPA approved, and Bill mentioned that he believed it still was but would check on it. Bill also mentioned that he received a letter from Ben Mulligan (Chief Fire Marshall for Platte Canyon Fire Department) which states that the Burland subdivision is a Firewise designation. This letter can be used in an effort to help reduce home insurance rates.

Nick Miller, Treasurer – \$14,850 expenses - \$ 5,668 (bookkeeper, office supplies, website, and Shirley Septic) - Income – (-\$9,182)
Taxes will be done by the current bookkeeper. This should save us around \$1,000 to \$1,500. Mountain bookkeeping is currently being used for out bookkeeping.

One question from the audience included why the need for a new tower and what the cost of a communication attorney is. Nick replied by saying that the attorney is (\$250/hour) and that the current tower is overloaded, and that Verizon went to Park County to get approval to do some upgrades to the existing tower. This was not organized through the BHOA but the current contract allows Verizon to do this work on their own without any approval from the BHOA.

Another question from the audience about the current checking account amount. Nick replied with an amount around \$48K.

Another question from the audience asked whether or not multiple companies were included in offering their capabilities regarding HOA management. Nick replied saying that a couple of calls with HOA management companies were made but were much higher.

It was suggested that we should hire a Hiring a SW consultant for \$149/month for clerical duties – Beth motioned, Sherrie seconded it and the rest of the board approved.

Sherrie Urban – Sherrie did not have anything to comment on.

Committee Reports:

Firewise – This was addressed during the Secretary report.

Events: None

Park: Debra has been the one managing the pet stations. She mentioned that it is getting worse. People have been filling the pet stations with everything from dirty diapers, food trash, and broken electronics. Denise who cleans during the summer months does not manage the park during the winter months and is why Debra has been doing it. We should definitely look into getting more help with keeping the park clean. Maybe some additional community volunteers.

Tower – This was addressed in the Treasurer report.

Old Business: None

New Business: None

Jack Roberts - Firewise green signs. Bill address both Jack Roberts and Tom Ingwalson as to whether the Firewise Committee is still going. We said that we are and need more members to get involved with these committees.

Angie Baker – Advocate for 7 people on the board. Get the word out about the current committees and what committees should be formed. Park, Firewise, Easter, Annual Picnic, Christmas Light Contest, Tower Committee, Security Committee

New member – How do we get involved?

Angie Baker – Replied by saying that we need to get more people at the meeting. It was also mentioned that the only way to really know what needs help is by coming to the Board meetings.

Len Stronzinski – Talked about maybe seeing a printed Treasurer Report since this is the Annual meeting. Debra mentioned that this Board over the last two years has been much more transparent than previous Boards since there was some comments from the audience that many people have never heard about the tower being a source of income.

Debra – Mentioned that your money should stay within the community. This applies to donations and also the Platte Canyon HS or Home School student the Platte Canyon district Scholarship.

Nick Miller – Mentioned that the new management service can allow for private member areas for discussions.

Beth Fisher – Talked about the Secretary process and how it is confirmed that a member is really a part of the community. Beth also mentioned that the membership has the right to request financials and will be supplied within 10 days.

Diane Strustein? – What information is available to the realtors

An audience member asked about the current balance of the Investment account – Nick Miller replied that it is around \$530K and that we are currently reviewing the investments on a quarterly basis.

Beth Fisher– Talked about how the investment account was not generally discussed in open forum and that the Board prior to the current one was very silent on the account and many Directors were told not to discuss it.

Debra Stephen – Talked about when meetings are schedule and that it was based on a survey that was done two years ago to the membership. Debra then asked about how many Board members the new board should be.

Tim Peterson – Talked about being the previous Secretary and the work that went into it. He then advocated for the Board to be made of more than 5 people. Tim mentioned that it should be made up of 7 people or possibly 9.

Jeff Baker – Said that we should follow the parliamentarian to make a vote on the number of Board members.

Mike Fisher then polled the members in attendance by having people stand up to be counted for either 5, 7, or 9 Board members. The vote went as followed: 5 – 4 votes, 7 - 24 votes, and 9 – 4 votes. It should be noted that there is only one vote per household.

Beth Fisher made a motion for 7 Directorships. Sherrie Urban seconded it, and it was approved by the Board.

We then went into announcing the new Board.

Debra Stephen directed Nick Miller to step down as Treasurer and thanked him for his service. Nick Miller then went into the audience area.

Debra Stephen directed Beth Fisher to step down as President and thanked her for her service. Beth Fisher then went into the audience area.

Debra Stephen directed Sherrie Urban to step down as Director and thanked her for her service. Sherrie then went into the audience area.

Debra Stephen then directed Jeff Baker to come forward and welcomed him to the Board.

Debra Stephen then announced that Bill Beggs would continue to stay on the Board.

Debra Stephen then directed Bill Bruner to come forward and welcomed him to the Board.

Debra Stephen then directed Keith Doubleday to come forward and welcomed him to the Board.

Debra Stephen then announce that she would also continue to be on the Board.

Open Forum

Jeff Baker talked about the following:

- Let people know about committees.
- Transparency for financials
- 10 Committees
- Put together a Mission.
- NFPA Firewise

Random member – talked about membership totals (1000 homes and 163 members)

Angie Baker – Mentioned that we should put together a Welcome package for realtors.

Mike Fisher – Talked about the tower and the contract that we have with Verizon.

Action Items: None

Specific number of board of directors' determination: This was determined earlier.

Election of Board Directors: Since there were only 5 candidates for 5 board seats, the board was elected by using the acclamation process which allows for the HOA to forgo the formal balloting process.

Adjournment: Bill Bruner motioned to adjourn, and Bill Beggs seconded. The meeting adjourned at 8:30 pm

Executive Session:

Start: 8:34 pm

Adjourn: Bill Bruner motioned to adjourn, and Bill Beggs seconded. The board then adjourned at 9:45 pm.