

Burland Homeowners' Association, Inc.

Board of Directors Meeting Tuesday, March 4, 2025, 7:00pm

Meeting Minutes

Attendees:

Board:

Jeff Baker, President

Keith Doubleday, Vice President

Bill Bruner, Treasurer

Bill Beggs, Secretary

Members:

Angie Baker, Beth Fisher, Mike Fisher, Tim Peterson

Non-Member Residents:

Call to Order: 7:00 PM. Quorum of the Board was declared.

Review & Approval of Prior Minutes:

February Minutes approved.

General Items

Open Session:

Member Feedback:

Angie mentioned she was working to assemble folks to get a membership committee meeting scheduled. Awaiting schedules and availability for the team.

Beth Fisher brought up that the meeting in February, where we had a quorum of members in attendance, that the election of the Board was done without proper notification of the members, per the bylaws. Notification to members for a special meeting must be done at a minimum of 10 days and must be delivered via email, first class mail and notice on the website.

The board will need to correct this issue to support a properly elected board.

Officer Reports:

Jeff Baker, President:

- Working on the 2nd edition of the newsletter for delivery in April 2025. Anyone that is interested in contributing to the newsletter should send an email to burlandhoa@yahoo.com.
- Asked if anyone knew any information about the well on the Weakland-Fawks Park property. The details of the current well head appear to be complicated with records pointing to ancient well information. Debra Stevens had done some investigation previously, so Beth suggested we check with her. The interest in the well is to support discovery of potentially including the park in a conservation easement to protect the land in the future.
- Related to a previously discussed tower anomaly, this is related to discussions with our current partner, Pacific Coast Towers and the engineering due diligence they are completing and anomalies with their structural engineering analysis.
 - There was considerable discussion about the history of the tower starting with a structural report by AT&T, then Verizon and then by Enertech – under contract with the HOA. Mike Fisher mentioned that he might have a copy of the AT&T structural report and he was going to look and provide this if he does. This report does not appear to be in the HOA files.

Bill Bruner, Treasurer:

For the month of February:

Income was \$6,183

Expense was \$1,770

Net **Income**/(**loss**) for October was **\$4,413**

Largest expense was Legal Expense (\$580), Christmas Lights content (\$275) and Accounting Expense (\$250).

Keith Doubleday, Secretary:

- The Meeting Minutes for March will be posted to the website shortly after the end of the April meeting.
- **Member ship** is currently at 91. We started at around 60 in January and have grown to the current membership level.

- **Tower Update** – working with our partner, PCT on analysis. Currently working with T-Mobile, AT&T and PCFPD on generator installation requests to support backup power plans for their equipment for the tower.
- **Firewise** – Have completed a form that residents can use to track mitigation efforts and placed this onto the HOA website. Additionally, I have created an online form for residents that wish to capture this information online.
 - Discussion about increasing the information about fire preparedness and other ideas.
 - Team Rubicon is scheduled to be in the area this summer. There is an updated form on the HOA website under Firewise for residents to fill out if they are interested in being on the list for mitigation assistance with Team Rubicon. It is unclear how much capacity Team Rubicon will have this year due to a shortage of available funds.

Bill Beggs, Director:

Nothing to report this month.

Debra Stephen, Director:

Not in attendance.

Committee Reports:

We continue to work on forming a membership committee this year. Anyone interested, please send an email to burlandhoa@yahoo.com and we will get this to the team.

Old Business:

Closing Open Session:

Discussion about dues going forward.

Action Items:

Adjournment: 8:00 PM