

Burland Homeowners' Association, Inc.

Board of Directors Meeting Tuesday, April 1, 2025, 7:00pm

Meeting Minutes

Attendees:

Board:

Jeff Baker, President
Keith Doubleday, Secretary
Bill Bruner, Treasurer
Bill Beggs, Secretary
Debra Stephen, Director

Members:

Jack Roberts, Tim Peterson, John Atherton, Beth Atherton, Gene Durst, Angie Baker, Dave Kott, Denise Becker

Non-Member Residents:

Call to Order: 7:05 PM. Quorum of the Board was declared.

Review & Approval of Prior Minutes:

March Minutes approved.

General Items

The special Meeting of the Members was completed with 11 voting members in attendance. The board positions for the term were reaffirmed as follows:

Jeff Baker – President
Bill Bruner – Treasurer
Keith Doubleday – Secretary
Bill Beggs – Director
Debra Stephen – Director

Open Session:

Member Feedback:

Gene Durst asked about the item discussed in the Executive session from a previous meeting. Shared that our partner, PCT, has been doing the engineering review as part of their due diligence process. They have identified some areas regarding the

structural need to replace the tower that they are researching further. There are a total of two other engineering studies and a verbal opinion from a third that is partnered with PCT. One of the engineering studies was for AT&T that was completed on March 12. It is the understanding of this board that the previous AT&T analysis was listed as overloaded, however we have found no record of that study in any of the records we received. All of these studies show the existing tower being at less than 100% loaded.

Officer Reports:

Jeff Baker, President:

In our work to improve communication and awareness, we are planning to restart the process of placing signs at each of the entrances to Burland. The old signs are falling apart and we are need of new ones.

Jeff made a motion for us to spend up to \$800 for the creation of new signs. Motion was seconded and approved unanimously. We will be changing the frequency of the HOA meetings from monthly to bi-monthly (every other month) to allow for potentially improved attendance.

Jeff made a motion to move to bi-monthly meetings. Motion was seconded and approved unanimously. The meeting schedule will be updated and the dates coordinated with the new Annual Member's Meeting to be held in September. Updated meeting dates, times and locations will be updated on the website. The Annual Easter Egg Hunt will be held on Saturday, April 19 starting at 2:00PM at Weakland-Fawks Park.

Bill Bruner, Treasurer:

For the month of March:

Income was \$5,375

Expense was \$1,211

Net **Income**/(**loss**) for October was **\$4,165**

Major expenses were Accounting, Legal and Porta Potties (\$707).

Keith Doubleday, Secretary:

As of this evening, we have 93 paid members for 2025.

We are working on the second edition of the HOA newsletter with a plan to send this out in April. If anyone would like to contribute, please send your submission to burlandhoa@yahoo.com.

Debra Stephen, Director:

We need to have someone help with maintaining the pet stations in the park. Denise, who is currently doing cleanup at the park is interested and will provide a proposal for this work in addition to her current cleaning contract.

Debra made a motion to fund someone to take care of the pet stations, based on a final approval of the contract amount by the Board. Motion was seconded and approved unanimously.

Bill Beggs, Director:

Nothing to report.

Committee Reports:

Events: The **Easter Egg Hunt** is a go and scheduled for **Saturday, April 19th starting at 2:00PM at Weakland-Fawks Park**. The committee is working on preparations. Anyone that wants to help with the event should send an email to burlandhoa@yahoo.com, which will be forwarded to the committee.

Firewise: Keith reported that we have put updated materials for Firewise up on the website for the Home Ignition Zone brochure from Colorado Forest Service. This provides best practices for preparing properties to reducing the risk of wildfire. It includes tips for hardening your home against the risk of flying embers – which is the highest risk to your home from wildfire.

Also created a form and a PDF file where residents can track you individual mitigation efforts this year to support retaining our Firewise Recognition for 2026.

IMPORTANT: We need to update our community Wildfire Risk Plan for our 2026 Firewise recognition. We need volunteers to help with this project along with help from our local Fire Department. We cannot obtain our Firewise Recognition without this plan being updated. If you are interested in helping with this plan, please send an email to burlandhoa@yahoo.com.

Old Business:

Closing Open Session:

Action Items:

Adjournment: 8:10 PM