

Burland Homeowners' Association, Inc.

Board of Directors Meeting Wednesday, December 5, 2023 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, Chad Atwell, Steve Vincze, Tom Ingwalson, Bill Bruner, Angie Baker, Jeff Baker

Non-Members Residents:

Ella Jeffers, David Sitko

Guests:

None

Call to Order: 7:00 pm

Review & Approval of Prior Minutes:

Debra made a motion to approve the meeting minutes from November 15. Bill Beggs seconded the motion. The minutes were approved.

Officer Reports:

Beth Fisher, President – For much of the last year I have been working to locate and publish past Minutes. Reading them has been an education. For as long as we remember from before any of us were on the Board, HOA Members and residents of Burland have remarked that they don't know how things are done, where the money goes, rumors about paychecks, what about that tower? Why the fence at the park was so broken down, etc. The Minutes need to be published.

The story emerges as one reads through the Minutes from the last two decades. Both the public General, Annual, Board or Member meetings, and the private,

Board only, Executive Session Meetings, taken together with the Treasurer Reports and the 990s, tell a lot. Read them and draw your own conclusions.

The Treasurer's financial reports list the salaries as just one line item, "Salaries." The 990s (tax returns) appear to tell the full financial story with all the details on recipients, salaries, benefits, income, donations, and so on.

For the protection of the Association, the financial documents are not to be published, but they are available per the Bylaws by written Member request. Please protect the records, just as you do your own.

We have worked hard to bring the Association into compliance with Colorado nonprofit law and Best Practices. We are incorporated as a private residential nonprofit, which is unlike other nonprofits. There is a very long section of Colorado Revised Nonprofit Corporation Act (CRNCA) pertaining to communities like ours, with property owners having certain rights and nonprofits having a great deal of responsibility to work lawfully and protect those property and Member rights. We have endeavored to do so. One thing we've learned from educating ourselves and consulting legal counsel is that Board and Officer salaries, decisions made in Executive Session outside of the lawful use of Executive Meetings (see the current Bylaws of 2022) without Member attendance, such as policy, rules, contracts with the County, insurance, making or keeping the Park public, and many others, are unlawful.

The Minutes are being digitized and will be published on the website, per law and best practices, for your review.

On this Board, we have done our fiduciary duty in accordance with the law, for the benefit of Burland Homeowners' Association and its Members, not for ourselves. And together with an educated Membership, we hope that this will continue in the future with the new Board.

Debra Stephen – Election Proposed Election date in January. Possibly send out a Mailchimp request for people wanting to run for the Board. Debra read from the Bylaws as to what is required for running. Secret ballot from a member.

Bill Beggs, Secretary – Membership is at 142. Down 8 from last month. Also, normal duties include email and website updates.

Nick Miller, Treasurer – \$5,141 expenses - \$1,489 (bookkeeper, office supplies, website, and Shirley Septic) - Net income \$3652

Sherrie Urban – Sign update. The post was run over and knocked down.

Committee Reports:

Firewise – There are no new projects currently. I am meeting with Fire Adaptive Bailey (FAB) for any upcoming projects. Look into getting a copy of Team Rubicon's coverage.

Park – Pavilion reservations process and event insurance 2 options, policy and procedure for reservations and event insurance or no reservations and it is a first come, first served basis. Motion by Bill Beggs, Seconded by Nick Miller. Discussion about how to manage park pavilion usage. Beth called for a vote, and it was approved by the board. It was also discussed about the possibility of having Park County land that might be available as a recreational area.

Tower – Nothing new. Mark has not reached out to Nick. The county is still unsure about how to proceed.

Old Business:

Scholarships – Motion made by Sherrie that scholarships would be for a Burland Ranchettes resident. Nick Miller seconded. Beth called for a vote of the Board, and it was approved.

Motion made by Sherrie for Donations that benefits the Burland Ranchettes. Nick seconded. Beth called for a vote. All but Debra Stephen were for it. Debra noted that organizations like LifeBridge Food Pantry serve much more than Burland Ranchettes. They serve Harris Park, Conifer, Bailey, etc. We could sponsor a food drive in Burland and then donate the food to LifeBridge.

New Business:

No new business

Open Forum (if time allows)

Steve Vincze – Asked about mailboxes and what can possibly be done about theft. If you can get all the people in the area together to get the post office locking mailboxes, that would probably help.

Bill Bruner – Talked about being involved with the "I Love U Guys" Foundation and they have property in the area but are not interested in developing the property at this time which was thought of as a place for possible Pickleball courts. This

property is located off County Road 72 and behind the log houses. There are no other properties for parks in the area. They are all held in conservatorship.

Tiffany Stanescu – Asked about why dues are due at all different times. The BHOA is working on something new. Dues are due prior to January 31. Jeff mentioned that we

Angie Baker – Talked about mailboxes in the area and what options the community may have.

Tiffany Stanescu – Letter for Firewise community so that it can be provided to Insurance.

Beth Fisher - Mentioned that Heather Wilt said that your homeowners' policies may cover events but may not cover the association.

Action Items

Adjournment: 8:32 pm

Executive Session
Insurance