

Burland Homeowners' Association, Inc.

Board of Directors Meeting Wednesday, February 28, 2024, 7:00pm - REVISED

Meeting Minutes

Attendees:

Board:

Jeff Baker, President

Bill Bruner, Treasurer

Bill Beggs, Secretary – Not Present

Debra Stephen, Director

Keith Doubleday, Director

Mike Fisher, Director

Jon Morello, Director

Members:

Debbie Chapman, Beth Fisher, Tom Ingwalson, Tim Peterson, Gene Durst, Don Actor, Angie Baker, Heather Wilt

Non-Member Residents:

Ella Jeffers

Call to Order: 7:00 PM. Quorum was declared.

Review & Approval of Prior Minutes:

Jeff Baker made a motion to approve the previous minutes. The motion was seconded and approved unanimously. The previous minutes were approved.

General Items

Discussion concerning the new board with transition issues to be handled going forward such as bank accounts, other account access and HOA business items for transition.

Jeff introduced the new Board Members Mike Fisher and Jon Murillo with a brief overview of the board's composition.

Jeff made a motion to move the Open Forum to the beginning of the meeting. The motion was seconded and passed with unanimous approval.

Beth Fisher worked with several new board members.

Open Session:

Deborah Chapman asked if they would be receiving an email when the next meeting was scheduled. It was explained that this meeting was not on a regular schedule and that the first Tuesday of March was not available due to the facility being reserved for voting. Will be working to get the HOA meeting scheduled for the first Tuesday of each month starting in April.

Another question was for the board to introduce themselves and let everyone know their positions. The board introduced themselves and their positions.

Mark Donaldson welcomed the new board. He suggested that it would be good to have more people involved. Mark also mentioned that it would be good if the board could put together a longer-term plans and goals that would extend beyond the current board term. There is interest in a strategic plan that would cover up to a 5-year plan. This is something the board would like to consider. Current priorities for the board are the tower, the park & facilities and Firewise.

Officer Reports:

Jeff Baker, President – Shared that the tower construction permit was moving forward. There is a need to better understand this project and the costs associated with the project. The tower provides the bulk of the HOA funding for the park and everything else. Mike Fisher will be the tower SME and provide an update on this project.

There is work being done on a new sign for the park that Sherrie Urban had been leading. Work is under way but has had a few delays due to illness.

There is work that has been done to improve the contracts for the tenants on the tower going forward. The prior board worked with Legal to tighten the terms going forward as the previous contracts were less robust. The terms for the current tenants have anniversary dates in 2026, which is our target for the new contract.

There has been concern about Short Term rentals and Covenant Enforcement. This is on the County Commissioner's radar. Mike Fisher provided information about the new County Code Enforcement system. The County wants people to turn in STR's that are not legal. The previous board had a history of doing that. The county has new software to allow folks to use an online portal to report STRs. The system also supports Road and Bridge issues. All items that are entered into the system are able to be tracked for completion. Jeff suggested having the Code Enforcement folks attend one of the HOA meetings to provide an update.

There was discussion about Highline making a donation and the need for new mulch at the park. Keith Doubleday to check with Highline about the possibility of a donation. Deborah to obtain costs for the mulch needed for the park.

Bill Bruner, Treasurer – Still gaining access to all the accounts and files. Hoping to have a more detailed report for the next meeting. Planning to be transparent on the financial details so everyone is informed.

Beth Fisher suggested solutions to help expedite the transfer of financial information.

We did pay a few bills and filed a property report with the State of Colorado that the previous Treasurer mentioned was due. Also paid Accountant for doing the 1099s and working through a few additional bills that have come in.

Bill suggested that we need to file an extension for Tax filing so we can confirm a resource to do the taxes.

Bill moved to do the extension and this was seconded. The motion was approved unanimously.

Bill motioned to accept Denise as the cleaner of the park. The motion was seconded and approved unanimously.

Committee Reports:

Park - Debra Steven mentioned that the insurance adjuster performed a risk assessment of the park and facilities. She took multiple pictures and will be submitting this all the to underwriter. Debra mentioned the increased risk of squatters in public spaces and for homeowners to be aware of unusual activity.

Security and Tower - Mike Fisher mentioned that the new camera system at the park is up and operational. He mentioned that these are not monitored and are used if there is an incident to be investigated. There is a new camera available for the parking lot which would expand the coverage of the parking lot and the field. This just needs to be installed once the ground is soft enough to dig.

Mike Fisher reported that Enertech, the tower engineering firm, is in the process of submitting the application for the building permit to Park County. There are no additional items until this is approved.

Mike mentioned that he spoke with the communications attorney today and Verizon is not budging. They will continue to do what they wish on the tower as they are legally able. Discussion about the current tenants and equipment with the transition to the new tower when available. Verizon has no current plans to move to the new tower. The HOA may have to take Verizon to court to get them budge or wait until the 2026 contract renewal anniversary.

Other – There was discussion about the upcoming Easter Egg Hunt event. Jon Murillo has volunteered to lead this effort. We will send an email blast out and post on social media asking for volunteers to help. A motion to fund the Easter Egg Hunt for up to \$150. The motion was seconded and approved unanimously.

Old Business:

There was discussion about the scholarship program and some confusion about some of the items on the HOA website.

Debra made a motion to have the Burland HOA award a scholarship for \$1,500 to a current member of Burland Ranchettes HOA member. The motion was seconded and approved unanimously.

There was discussion about water testing in the area. There is a meeting to discuss this in more detail and it relates to PFAS in our water system.

Regarding future meetings, Keith made a motion to schedule our HOA meetings on the first Tuesday of each month at 7:00 PM. The motion was seconded and approved unanimously. The next meeting will be April 2, 2024.

Action Items:

None

Adjournment: 8:37 PM