

Burland Homeowners' Association, Inc.

Board of Directors Meeting Tuesday, July 2, 2024, 7:00pm

Meeting Minutes

Attendees:

Board:

Jeff Baker, President

Bill Bruner, Treasurer

Bill Beggs, Secretary

Debra Stephen, Director

Keith Doubleday, Director

Members:

Ella Jeffers, Tiffany Stanescu, Angie Baker, Linda Murillo, Jon Murillo

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

Review & Approval of Prior Minutes:

Minutes for June 2024 meeting were approved.

We have had some delinquency in publishing the minutes from the previous HOA meetings and self-reporting this discrepancy of the bylaws. Actions are being taken to resolve this going forward or a discussion about changing the bylaws if necessary.

Open Session:

Officer Reports:

Jeff Baker, President:

Jon Murillo has resigned from the HOA Board effective June 19, 2024.

We now have 2 open positions for the Burland HOA Board. If anyone is interested in joining the board, please contact us at burlandhoa@yahoo.com.

We had a conversation about the nomination of a Vice President. Bill Bruner nominated Keith Doubleday and Jeff Baker seconded. The nomination was approved unanimously.

We discussed the potential of moving the park into a Conservation Trust to maintain the status of the park in perpetuity. We will be looking into this in more detail.

Bill Beggs, Secretary:

Firewise update:

Team Rubicon was here to do mitigation in the area over 10 days. They were able to handle 28 homes in the total area and six or seven in Burland – working to confirm the numbers. Compared to the Saws & Slaws program previously which was able to complete two to three each year with volunteers.

Team Rubicon is planning to come back here every year, so we are working on the list for next year.

HAM Radio Club Request to perform testing on Mt. Bailey:

The local HAM radio club wants to do testing of their systems on Mt. Bailey. Bill agreed to host the members for this event as a HOA Member.

HOA Meeting Signs:

Bill suggested that we look at ways to use the metal pizza board signs with magnetic stickers for announcing upcoming meetings and events. The Annual Picnic committee was already planning to do this as well. Bill mentioned that he also had one of the signs.

HOA Membership:

Membership increased by two this month – Ella Jeffers and Denise Becker.

Bill Bruner, Treasurer:

The P&L for the month of June. We have about \$65,500 in our checking account.

For the month of June we had about \$6,500 in income.

We had about \$7,350dollars in expenses, so we lost about \$750, mostly since we have not been reimbursed from Highline for the Mulch project. Highline is processing the payment for the mulch currently.

We were able to verify the insurance coverage for both the towers and the HOA. We now have copies of the policies.

On the investment account, we received answers to all of our questions and have now access to all the reports and information. The investment account is configured to be a very conservative program. The return has been about 4%, blended since 2010.T

Committee Reports:

Park – Debra updated us on the mulch delivery. She also asked about the posting of a sign by Highline and also thought it would be good to have a more permanent sign. She is going to look into the options for that.

We are working to schedule Sinrom to finish the moving of the mulch into the playgrounds. Need to work around a couple of reservations and local events to get that on the calendar.

We spoke about the installation of landscape timbers for the upper playground as well. Keith will contact Home Depot and arrange for that to be delivered.

The lower trail at the park and the handicap access needs some attention as well. Weeds have overgrown the area and it needs to be graded. The trail supports residents that want a milder trail. Debra will investigate some options for this project.

There is now a place for community notices and one for member posted notices on the kiosk in the park.

Tower – Keith reported that we are currently looking at an alternative option for the tower project. We have approached several tower companies to see what options might be available to the HOA for

funding and managing the required new tower. We have shared documentation with these companies under a Mutual Non-Disclosure Agreement. We are expecting to see proposals from these companies beginning next week. The initial feedback is positive from the companies. Our focus is to maintain our revenue stream from the carriers and outsource the tower build and management.

Once we have the proposals, we can better understand the business opportunity for the HOA and share that with the members. If this is a viable solution, we will be working with our HOA lawyer's team to develop solid contracts and negotiations for our agreement.

Bill Bruner made a motion to continue discussions with tower companies and our attorney to move forward on this lane of interest. Jeff seconded the motion and approved unanimously.

Annual Picnic –

Linda Murillo provided updates on the Annual Picnic planning. They developed a great flyer/brochure that will be posted throughout Burland at post boxes. This same flyer will be posted to NextDoor, Facebook and the HOA Website. Once the picnic is over, these signs will be gathered.

They are working on invited guests to attend the picnic and working to set up games and activities for adults and children. We will have a membership table setup as well to promote residents joining the HOA. The team found signs from previous events and are working to see what the options are for modifying these or new signs. There is a lot of planning underway including food, grills, setup items and the like. The team is doing a great job!

Old Business:

Closing Open Session:

No Items

Adjournment: 8:47 PM