

# **Burland Homeowners' Association, Inc.**

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

## **Meeting Minutes**

### **Attendees:**

#### **Board:**

Jeff Baker, President

Keith Doubleday, Secretary – Not in attendance

Bill Bruner, Treasurer

Bill Beggs, Director

Debra Stephen, Director – Not in attendance

#### **Members:**

Angie Baker, Jim Glenn, Gene Durst, Mark Donelson, Mike Fisher, Joshua Cantu, Stephanie Cantu, Tiffany Stanescu, Stephen Kott, Irene Fouts, Tim Peterson, Kathleen Stump,

#### **Non-Member Residents:**

TBD

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

#### **Review & Approval of Prior Minutes:**

April Minutes approved.

#### **General Items**

#### **Open Session:**

### **Officer Reports:**

#### **Jeff Baker, President:**

For the update on the tower, the sale of the tower and related support buildings to Pacific Coast Towers (PCT) has been completed. The HOA will receive the full rents for July and August and then the rents will be reduced by 30% for all future months. The deal with PCT provides a revenue share to the HOA for 70% of the total rents collected and 30% to PCT. This applies to current and future rents and includes rent increases or new/expanded tenants.

Regarding the state of the current tower, PCT has engaged multiple engineering firms to evaluate the current condition and structural integrity. They have found that the tower is not overloaded as previously reported by Eneritech. The analysis performed by CT shows that the tower actually has capacity available for expansion. This of course is a PCT issue at this point. Our annual members meeting is scheduled for September 16<sup>th</sup> and will support the vote on the number of board seats preferred by the members and any candidates for the board beginning in January 2026.

The current board will likely be vacated in January and we are asking for volunteers to serve on the HOA board.

Additional helicopter operations are planned for this year to support tower maintenance and equipment changes by the carriers.

We had a case of vandalism at the park recently where someone tore out one or more of the old charcoal grills. We will be working with a vendor to remove the remaining grills and remove any hazards. The Fire Department has banned the use of these grills so they are no longer of any use.

The annual picnic is planned for July 16 at the park. There are several great events and games for the kids. The hamburgers and hot dogs are provided for by Highline. Please everyone bring a dish to share. Please try to bring items other than broccoli salads and cookies/brownies.

We will be doing a Trunk or Treat event again this year. Last year was a great success and we are hoping to have another great event. The event will be on a Sunday as to not compete with other events. Volunteers are needed and welcome.

We would like to recognize Tiffany Stanescu, Linda Morillo and Angie Baker and thank them for all their hard work in planning and executing these events for the neighborhood. Please be sure to thank them as well!

We will be discussing moving our HOA meetings to quarterly for every three months here at the firehouse.

**Bill Bruner, Treasurer:**

For the month of March:

Income was \$5,375

Expense was \$1,210

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

For the month of April:

Income was \$6,578

Expense was \$5,264

Net **Income**/(**loss**) for October was **\$1,314**

Income increase mostly due to insurance refund..

For the month of May:

Income was \$5,225

Expense was \$627

Net **Income**/(**loss**) for October was **\$4,598**

Low expense was due to delayed transactions because of other conflicts.

**Keith Doubleday, Secretary:**

Not in attendance

**Bill Beggs, Director:**

We need to work on the camera system at the park so we can better capture these vandalism events. Additionally, we need help to get the camera pole mounted in the parking lot so we can have a better view of the park should something happen again.

Bill asked if anyone had an update on Team Rubicon for this year. Team Rubicon was not able to support any efforts in the Burland area this year due to conflict and budget issues. They are focusing on the Conifer area this year.

Fixed the link on the website for the Firewise mitigation reporting form. Please download this form to report any work or expenses you have for doing mitigation work for your properties.

Remember, as a HOA member, you are entitled to up to \$75 in reimbursement for Firewise activities and equipment for your \$25 membership dues.

**Debra Stephen, Director:**

Not in attendance.

**Committee Reports:**

The events committee reported that they had good support for the Easter Egg Hunt this year. Folks came to help with setup and tear down. There was a great turn-out.

The Annual Picnic is on July 19, Saturday. We need helpers to arrive around noon with the picnic starting at 3:00 PM.

**Old Business:**

**Closing Open Session:**

It was reported that there are lights out for some of the HOA signs.

There was additional discussion about the tower agreement and how this will work in the future. Jeff shared the information about the project and our agreement.

**Action Items:**

**Adjournment:** 8:05 PM

- Jeff Baker, President
  - Tower update
  - Picnic update
  - Helicopter work Mt. Bailey
  - Possible vacated board
  - Election for Annual Member Meeting in September
- Bill Bruner, Treasurer
  - Financial update for April, May and June 2025
- Keith Doubleday, Secretary
  -
- Debra Stephen, Director
  -
- Bill Beggs, Director
  -

#### Committee Reports:

- Events:
  - Annual Picnic scheduled for July 19 starting at 3:00 PM
- Park:
  - Park weed control and mowing
  - Installation of parking lot camera pole – help needed.
- Firewise:
  - Need volunteers to complete neighborhood Firewise assessment to qualify for Firewise USA recognition.
    - Information about the assessment can be found on the HOA website.
  - Mitigation reporting for Firewise reporting.