

**Burland Homeowners' Association, Inc.**  
Board of Directors Meeting January 7th, 2025 @ 7:00pm  
**Shepard of the Rockies Lutheran Church**

**Agenda**

Call to Order:

Review & Approval of Prior Minutes

Open Forum: All member's welcome. If you are not a member you are not allowed to speak at BHOA meetings per our bylaws. Limit of 3 minutes per member. You can have someone donate their time to you.

Officer Reports

Jeff Baker, President

- Vote on by-law changes
- Vote on number of board members 5, 7 or 9.

Bill Beggs, Secretary

- Secretary report

Bill Bruner, Treasurer

- December financials

Debra Stephen, Director

- Park update

Keith Doubleday, Vice President,

- Tower project update.
- Additional text to support the Bylaws changes suggested by the attorney to be voted on at the February 2025 meeting.
  - Proposed additional text to be added to the Article IV, Section 1:

The directors elected at the annual meeting of the Members of the Association shall take office on January 1 of the year following such annual meeting.

During the period between the election and January 1, the newly-elected directors shall be entitled to notice of and attend all meetings of the Board of Directors, and the in-office directors shall be entitled to undertake all “ordinary” Association business.

“Ordinary” business shall include, but not be limited to, paying invoices of existing Association vendors; approving minutes; preparing and distributing financial statements; depositing checks; authorizing rentals of Weakland Fawks Park; submitting documentation regarding Firewise status; website and newsletter updates and transmissions; adoption of budgets that do not increase the annual assessment by more than 10 percent; and any business that is not “extraordinary” business.

“Extraordinary” business is any business of the Association not undertaken in a regular and predictable manner, and includes amendments to Bylaws and Articles; adoption of budgets that increase the annual assessment by more than 10 percent; termination of contracts other than contracts set to terminate by their terms or upon notice of non-renewal; entry into new contracts that are likely to exceed 10 percent of the Association’s gross annual revenue; expulsion of any member; and special meetings of the members called for purposes of removal of any Board member other than as may be called by the members themselves.

The in-office directors may undertake “extraordinary” business during the period between the election and January 1 with the approval of 2/3 of the newly-elected directors.

The newly-elected directors’ approval is required for the in-office directors to undertake “extraordinary” business; the newly-elected directors are not permitted to direct or vote on the decisions made with respect to the “extraordinary” business.

At the Board meeting held immediately upon the adjournment of the Annual meeting of the Members, the newly-elected directors shall advise the in-office directors of what offices they may desire to occupy, and the in-office directors shall elect the newly-elected directors as Officers “elect” for each President, Secretary, Treasurer, and, if available, Vice President.

#### Committee Reports:

Firewise:

Events:

Park:

Old Business:

New Business:

Action Items:

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Adjournment

Executive Session: If needed

**SPECIAL MEETING FOR ELECTION OF BOARD POSITIONS:**

Call to Order

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Nominations for the board:

Vote for nominations or if uncontested by acclamation:

New board to vote for officer positions:

Announce results:

Adjournment