**Burland Homeowners’ Association, Inc.**

Board of Directors Meeting Tuesday, August 6, 2024, 7:00pm

**Meeting Minutes**

**Attendees:**

**Board:**

Jeff Baker, President

Bill Beggs, Secretary

Debra Stephen, Director

Keith Doubleday, Director

Bill Bruner, Treasurer – Not in Attendance

**Members:**

Angie Baker, Linda Morillo, Jon Murillo, Debbie Chapman

**Non-Member Residents:**

**Call to Order:** 7:03 PM. Quorum was declared.

**Review & Approval of Prior Minutes:**

Minutes previously approved.

**General Items**

**Open Session:**

**Member Suggestion** – Debbie Chapman mentioned that she was not receiving emails from the HOA. She has signed up but has not received anything.

Bill Beggs will send test emails to Debbie Chapman, Angie Baker and Linda Murillo to test the system. Bill will also review the instructions on the website to see if this can be made clearer.

Debbie Chapman also asked about ADU’s (accessory dwelling unit) and what impacts we could see in the neighborhood.

Jeff Baker addressed the issue and suggested this falls under the Park County Building Department.

**Officer Reports:**

**Jeff Baker, President:**

Congratulated the team on having a successful annual picnic. Special thanks to the event committee members and participants for a job well done.

With the fire house water damage and closure of the meeting room, we are unsure about locations for the monthly meetings.

Keith Doubleday will reach out to the library to see if we can schedule our meeting there and find out about potentially using the church on Rosalie.

Jeff mentioned that there are 2 open seats on the HOA Board. Anyone interested should send an email to the burlandhoa@yahoo.com email.

Jeff discussed the need for a HOA sustainment plan. Details to be determined.

Jeff verified that the board had made a motion previously to support the engagement of third-party companies to support the tower project. All agreed the motion was passed in a previous meeting.

Jeff announced that we will be discussing modifications to the HOA Bylaws for the handling of dues collection and prorating and to discuss potential changes to the annual meeting dates at the next meeting in compliance with the notification requirements.

**Bill Bruner, Treasurer:**

Not in attendance and submitted the financial report after via email.

For the month of July, we had $3,746 in income.

We had $14,978 dollars in expenses, so we lost $11,232 in the month of July.

The biggest expenses were fees for work completed on the tower project, fees from tower attorney for meeting support and work completed, and park maintenance.

**Bill Beggs, Secretary:**

Bill shared that we received 4 new members from the annual picnic event bringing the total to 90 members.

Bill clarified for the members that renters in Burland can join the HOA, but only as Friends of the Association.

Bill will be transitioning the Firewise duties to Keith Doubleday.

**Keith Doubleday, Vice President:**

Keith shared the latest update on the tower project with the third-party companies. We have preliminary proposals from 3 companies so far interested in supporting the tower build and maintenance.

* Pacific Coast Towers has provided a preliminary proposal to take over ownership of the existing tower, build a new tower and maintain the tower for its lifespan.
* Diamond Communications has proposed a Option Lease with a 12-18 month period for review and to gain commitment from the carriers to support the plan. Once the review period is complete, they will be able to provide a firm proposal for the tower project.
* Alta Towers has submitted a request for additional information that is currently in work with the attorney. Alta Towers also completed a site visit to the tower and related sites.

Related to the tower, the Board has approved moving forward with the purchase of the building permit. This purchase was executed by Enertech and weas completed on 7/31/2024.

**Committee Reports:**

**Firewise** – Bill Beggs will be transitioning the Firewise tasks to Keith Doubleday. This process is underway.

Should there be a need for an evacuation due to an emergency, the Fire Department, County Sheriff’s and/or Colorado State Patrol will direct residents where and how to evacuate. Should this process have issues, there is an established Area of Refuge at the Ball Fields and Equestrian Center on Hwy 72 that can be used to stage resident during the evacuation. This will be directed by the authorities.

**Events Committee –** the committee is considering future events with the possibility of a Chili Cookoff and a Trunk and Treat event for Halloween. These will be discussed in an upcoming meeting.

**Annual Picnic** – The annual picnic was held on July 27th and was a fabulous success!

The HOA provided burgers, brats and hot dogs with games for the kids and live music by Reuben who entertained all. Everyone brought dishes to share and a good time was had by all!

The picnic was attended by about 80 people!

**Park** – Debra reported that the weed control work was completed, along with a return application. The total cost for the project was $200.

Debra asked about the status of installing the new sign and dedication. We will be looking into potentially hiring this work out.

**Old Business:**

**Closing Open Session:**

No new comments.

**Action Items:**

**Bill Beggs:** Send test email to members to verify receipt and review instructions on the website to make this clearer.

**Keith**: Contact Library and church about potential meeting sites until the fire department meeting room is repaired.

**Adjournment:** 8:27 PM