



PARKLAND HOMEOWNERS ASSOCIATION INC.

1525 Rue DeTrust

PO Box 387

Erie, Colorado 80516

Minutes of Regular Board of Directors Meeting

10 November 2014

The regular meeting of the Board of Directors was called to order @ 7:03PM by Board President, Steve Schneider. Board members present: Terry Riedel, Vice President; Lee King, Treasurer; Glenn Hetchler, Member At Large; Cheryl Randel, Secretary

Homeowners Present: Laura Noel, Jim Hollis, Vernon Randel

OPEN FORUM

- No Comments

O&M Committee Report

- Weeds cleared in common areas not addressed by regularly scheduled weed spraying
- Some cold fill crack filling has been completed
- The leak in the fitting at the east hose reel has been repaired

ACC Report

- No report

Grass/Weed Control Committee Report

- No report

OLD BUSINESS

- Emergency Landing Strip – Discussion focused on the policy outlined during the October 15 meeting. In addition, a request was made that we keep options open for approaches and planned low approaches to the north and south. Also discussed was the issue that approaches are dependent on type and performance of each individual aircraft. A historical background was presented by Jim Hollis regarding the previous BOD policy of limited use on the Emergency Landing Strip that was adopted in 2011. It was noted that Parkland has had many debates and policies in the past, and that it will, no doubt, be addressed again in the future. But, as for now, the following has been adopted by a motion by Cheryl, 2nd by Lee and approved 4-0 (as a result of early departure from meeting by Terry Riedel):
 - Emergency Landing Strip Policy:
 - The emergency landing strip (also known as Taxiway E) may only be used for landing when runway 8/26 cannot be safely used due to winds, obstruction or closure or as further specified in this policy
 - No touch and goes
 - Takeoffs to the south are prohibited
 - Takeoffs to the north are discouraged
 - Occasional landings for proficiency allowed
- Parkland Sign – A large stone has been set aside (approximately \$700) – need to figure out how to move it to Parkland and how it will be illuminated. We also need to decide what we want to use for a base setting.



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- Fuel Pump Gate Security – Lee will work more on acquiring an adequate design
- Neighborhood Speeding – Glenn picked up extension cords to plug in to homeowners power sources to extend battery life on the trailer. He also picked up terminal batteries to check out and see how that is going to work on the second trailer, along with some levelling jacks. A local study by Parkland residents was conducted that will be used in the preparation of presentation materials for addressing the encroachment issues.
- EnCana request for easement – The Board of Directors does not have a clear direction on the process for granting of easement in our governing documents; however, according to our HOA attorney, the Board does have authority to grant easements on behalf of the Association. The following recommendations for addressing the easement issue were made by Cheryl:
 - EnCana needs to make a full presentation to Parkland again
 - Granting of the easement should be decided by a ballot and approved by a simple majority of Parkland homeowners rather than by decision by the Board of Directors either at a special meeting or at the Annual General Meeting. Parkland homeowners will have the opportunity to review the easement document prior to the vote as to whether or not it should be granted.
 - Language in the easement document should include, but not be limited to:
 - All funds paid to Parkland for the easement shall be forfeited by EnCana and the easement will be vacated in its entirety if another granted easement is obtained and used by EnCana on the property located on the west side of WCR3 at WCR12
 - EnCana agrees to pay all attorney fees associated with the drafting and construction of the final easement document including attorney fees of Parkland's choosing for internal review.
- Morgan Hill/encroachment – Steve Schneider, Cheryl Randel, Pat Bundy and Amy Kruse met with Weld County Commissioner Barbara Kirkmeyer last week to discuss traffic flow issues. Commissioner Kirkmeyer is willing to work with the Town of Erie and suggested that we also include the school district in addressing our concerns and attempt to get WCR10 paved. She is willing to try and get the County to look at placing speed bumps on Rue de Trust.

NEW BUSINESS

- 2015 Budget Development – Motion by Lee, 2nd by Glenn to approve the budget. Approved 4-0
- Steve was contacted by a person interested in purchasing an existing hangar site lease; however the new party wishes to build a hangar larger than 40'x45', which is the maximum size approved as a result of limited site size and the fire easements. As Parkland has a contract with Mountain View Fire Protection District concerning the easements, the Board will not allow a larger hangar to be built on the site.

APPROVAL OF MINUTES

- Motion by Terry, 2nd by Glenn to approve Minutes of the October 15 2014 regular Board meeting as corrected. Approved 5-0

TREASURER'S REPORT

- Money was moved to special CD accounts with options to increase interest 3 times over the next 5 years.



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- Motion to approve Treasurer's report by Cheryl, 2nd by Glenn. Passed 4-0.

An Executive Session for the purpose of discussing Accounts Receivable convened at 9:13PM.
Executive Session adjourned at 9:21PM.

Regular meeting of the Board of Directors reconvened at 9:21PM.

CALENDAR REVIEW

Next Meeting: There will not be a regularly scheduled Board meeting in the month of December. The January meeting date will be determined at a later time.

- Meeting adjourned at 9:03PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cheryl V. Randel". The signature is fluid and elegant, with a large initial 'C'.

Cheryl V. Randel - Secretary