

**Boulder Canyon at La Reserve Homeowners Association
Annual HOA Meeting Wednesday, March 20th 2013 – Minutes**

A. Board Members in Attendance:

- BC Clubhouse: Chris Ferril, George Lord, Kurt McMillen, Susie Sundsby and Brian Wilson
- Joined at the clubhouse by Bruce Ash of Paul Ash Management Company (PAMCO)

B. Other Homeowners in Attendance: Ann Alvarez, Dave and Pat Heine, Gerhard Fichte, Sally Rhule, Jim Ferril, Brian Reus, Patty Cooley, Jan Keepers, Lee and Carol LaCroix, Mary Bush, Jim Wilde, Ed Silvering, Marcy Fralick, Jim Jacques, Miro Lukic, Scott Bowie, Margo Wilkinson, Jill Perry, Barbara Williams, Sarah Hall and Craig Crippen.

C. Meeting Called to Order at 6:00 PM by Chris Ferril, President

- Susan Sundsby certified that there was a quorum present.
- The March 21st, 2012 Annual HOA Meeting Minutes were approved without correction.

D. Treasurer /Committee reports:

• **Treasurer Report (Susie Sundsby)**

- **Financials** - The 2012 year end independent reviewed financial statements and the 2013 budget were presented. Copies of the 2013 budget were provided to all homeowners in attendance. A resolution for 2012 excess revenue to be applied to CY13 tax reporting results was approved as presented. This will reduce our CY12 taxes. The Dec 31, 2012 accountant’s review report and financial statements to be posted on our web site.
- **Reserve Study** - This was the final year under our current contract. The end of CY12 level was projected at \$759K and we came in at \$761K. Reserve expenditures for 2013 focus on \$25,500 allocated for critical landscaping remedial project at Bldgs 7 & 8, block wall repainting, fitness equipment maint/replacement, resurfacing pool and replacing charcoal BBQs. Currently at 75% of fully funded status.

• **Landscaping Committee (George Lord)**

- A new landscape contractor (Complete Landscaping) was hired this year.
- Tree trimming maintenance: detailed mapping of all trees obtained and work to be completed in phases with priority 1 issues first. Priority 2 to be addressed in 2014 and beyond.
- Projects identified in 2012 by contracted Landscape Architect to be used as a long-term roadmap to identify and prioritize projects. Swale drainage projects for Buildings 12 and 13 were completed in 2012 and the contractor did an excellent job. Bldg 7 drainage/erosion to be addressed in 2013.

• **Paul Ash Mgmt Co (PAMCO) Update (Bruce Ash)**

- Bruce complimented HOA Board for vigilance in controlling costs. We have relatively few enforcement issues. Most are for satellite dish non-compliances, “interesting” decorations and similar issues that are resolved quickly.

E. Election of Directors (Susie Sundsby – Election Chair)

- Nominations: Two board positions are open for a 3-year term. There were no additional nominations from the floor and nominations were closed.
- Introduction of Candidates: Kurt McMillen, Jim Wilde, Tom Morton and Ken Kayl introduced themselves and provided comments on their vision for the HOA.
- Completion / Counting of ballots: Election results to be announced later in the meeting.

F. Old Business (Chris Ferril)

- Year in Review: Chris acknowledged the many volunteer committees and homeowners who have put in many hours to help out the HOA. There were many improvements in the last year and many were a result of homeowner recommendations. Improvements included:
 - Board Meeting speakerphone
 - Pool clock
 - Fitness center A/C and equipment
 - New Clubhouse refrigerator
 - Formal clubhouse rental policy approved
 - Bulletin board
 - HOA moisture meter
 - Maintenance cart seat replacement
 - Pool heater replacement

- Major Projects completed in 2012:
 - Asphalt resurfacing
 - Swale drainage control projects (see Landscape Committee report above)
- Pool Resurfacing Project: Contracted with Pima Pools, contractor that completed the spa resurface. Project to start on 5/1/13. Expected to take about 20 working days to complete. Information on the new Oro Valley community pool was provided as an alternate facility until work is completed.
- Rules Violation Policy: A draft policy was presented to HOA Board a few months ago and it is still a work in progress.
- Water Meter / Battery Update (Bruce Ash): Faulty meters and batteries are costly to the HOA. Project ongoing to have all meters/batteries checked and or replaced. PAMCO to contact homeowners who have not yet scheduled and coordinate remaining battery replacements and meter checks.
- Ownership Transfer of Garages (Brian Wilson): Three garages titles are still titled incorrectly at Pima County. Working to resolve.

G. New Business

- Election Results (Susan Sundsby): Kurt McMillen and Tom Morton were elected to fill the current HOA Board vacancies.
- Future Use of Replacement Reserves (Chris Ferril):
 - Homeowners were asked to submit comments regarding:
 - Replacements for current charcoal grills at pool – gas vs. charcoal. Three bids for installing natural gas lines were received (they range from \$2.4K to \$3K) with gas grills at \$500 each. Replacement cost for new charcoal grills is \$150 to \$420 each (depending upon metal gage / quality of construction). No final decision was made; we will collect homeowner input first.
 - Gating Community and Pool Gate Fence Extension: Our current bids vary between \$30K to \$60K gate the front and back entrances. The Pro's (non-owners using parking, trash and pool (hopping gates), thefts, etc.) and Con's were discussed. Project go-ahead will require approval by 2/3 of our homeowners if we fund through a Special Assessment (or we could accrue Reserve budget over time to fund the project).
 - Pool fence extension: to deter fence hopping. Costs between \$6.5K and \$11.0K. Suggested that planting foliage around pool perimeter may dissuade this practice (e.g.; cactus or similar)
 - Clubhouse Windows: We have moisture buildup between panes (and possible mold development). The current bids to replace eight windows and one window arch vary from \$3.7K to \$4.8K. Additional bids to be obtained.
 - Cable in the Fitness Center: Comcast changed programming and a few homeowners wanted access to more channels while they worked out. HOA pays for Basic service and upgrading to Premium to accommodate the homeowner request would cost an additional \$24/month. Determine to stay with basic service at this time.
- Lack of Open Parking Spaces by Buildings 10 thru 14: The Landscaping Committee suggested re-orienting two existing "parallel" spaces in front of Bldg 11 to five new spaces. Need to determine there would still be sufficient room for proper emergency access and garbage collection. LC to pursue further.

H. Call To Audience Topics:

- Access Lighting: Homeowner asked that timers on exterior hall lights be adjusted to turn on earlier. Paul Ash to have maintenance adjust timers.
- Landscaping Debris: It was noted that Complete Landscaping was using leaf blowers and blowing debris into homeowner doorways. The Landscaping Committee will address this with Complete.
- 2nd Floor Window Washing: Homeowner asked about window washing for 2nd floor units. The HOA Board will check with window cleaning companies to obtain prices and possibly offer better pricing if multiple homeowners utilize the service. Will communicate the info to homeowners when obtained.
- No further comments or questions.

I. Final Comments: Chris Ferril thanked everyone for attending. And please volunteer if you can!

J. Meeting Adjourned at 7:55pm