

# **Boulder Canyon at La Reserve Homeowners Association Board Meeting Wednesday, November 20, 2013 – Minutes**

## **A. Board Members in Attendance**

- BC Clubhouse - Chris Ferril, Susie Sundsby, Kurt McMillen
- Via Speakerphone - Tom Morton, Brian Wilson
- Joined at Clubhouse - Geoff Obral of PAMCO

## **B. Meeting called to Order at 6p.m. by Chris Ferril, President.**

- First order of business: approval of the September Board Meeting minutes. The board received and reviewed the minutes of the September meeting. Motion made to accept minutes as written. Motion seconded. No objections noted. Board approved without correction.

## **C. Reports**

### **• Treasurer Report - Susie Sundsby**

- First item of business: The retention of HBL CPA's to complete our review and tax preparation. Cost went up minimally for the coming year. Susie recommended we retain HBL to complete our review of the HOA's 2013 financial statements and complete the 2013 tax return. Kurt made the motion to accept the recommendation. Seconded by Brian. No opposed. Motion approved.
- Second item: Allocation of excess income - Susie made the motion that we adopt IRS Revenue Ruling 70-604 regarding excess income and apply funds against next years' expenses. Brian seconded the motion. No opposed. Motion approved.
- Third item: Amendment to Collection of Assessments Policy - Minor changes to verbiage in the amendment...i.e.: removal of Red Rock as our collection agency as they have left the AZ market. All delinquent accounts have been transferred to Maxwell & Morgan. Additionally, the inclusion of the deactivation of access cards should any account be more than 30 days in arrears. Susie made the motion that the amendment be accepted as written. Kurt seconded. No opposed. Motion approved.
- Fourth item: Reserve Study – it had been previously decided that a reserve study should be completed every two years. Susie stated that a study completed in 2014 (Oct-Dec timeframe) would be for 2015 and would provide updated information that we would need for the expenses projected in 2016 and beyond. Kurt made the motion that we budget to do the study in 2014 for the 2015 year. Seconded by Susie. No opposed. Motion approved.  
An open discussion took place with the Board and members in attendance to further explain the budget and reserve.
- Current financials show an unfavorable variance under utilities sewer /water rate. Water spikes so far are \$26,000 over budget. Board continues to review ways to control costs. Water leaks in the spa and aged irrigation lines are one of the issues, but recapturing water usage costs from homeowners is another part of the problem. Oro Valley Water was contacted regarding the minimum water usage charges assessed to residential customers. OVW base charge is \$14.19 per month minimum for 1500 gal of usage. That cost in addition to the \$2.00 admin fee charged to read the meters equates to a minimum charge of \$16.19 per month. Kurt stated that a lot of the meters have been failing and batteries and some meters have been changed, but failures still exist. As an initial step in addressing this issue, the board voted to pass the Oro Valley Water Authority minimum charge to all homeowners effective January 2014. Additionally, the board is looking into a possible full upgrade of the meter system, with better technology and tamper resistant features. The cost quoted was close to \$38,000. Further research will have to be completed before a decision is made on that step.  
An open discussion took place with the Board and members in attendance to further explain the Min Charge increase and the issues with the faulty meters.  
One last item of note was the discovery of leaks in the aged irrigation lines in the community. Susie stated this also had affected our water budget and that Geoff of PAMCO will be in contact with Complete Landscaping to obtain bids for repair and/or replacement of the irrigation lines in our community.

- **Landscaping Report - Marcy Fralick**

- Marcy explained about the drainage problem at building 13 and the corrective measures that were taken to add a French drain. The work thus far is ongoing and work completed to this point has created another issue, that of access. Jim Wilde has been working with Complete Landscaping to correct the issue. Major projects for 2014 include drainage and erosion issues along Bldgs 7, 8, & 9.

- **Management Report - Geoff Obral PAMCO**

- Window cleaning will be taking place at the clubhouse. Discounts will be afforded to homeowners wishing to take advantage of the service. Date to be announced.

#### **D. Old Business**

- Chris advised that the pool deck and walkways had been resealed and thanked her husband Jimmy for volunteering his time to help Tom complete the work.
- New Charcoal Grills and grill tables were installed. Chris thanked homeowner volunteers, Jimmy Ferril & George Balzer who completed the removal of the old grills and the installation of the new ones. Special mention was given to George Balzer who made the grill tables. Thanks again to both of these men as they saved the HOA a great deal of money that would have been spent on labor for this work.
- Fitness Center Bikes: Bikes were in disrepair and needed replacement. The HOA purchased two refurbished models to replace the worn out equipment. They come with 2 years parts and labor.
- Railing Building 12 - Safety issue. East stairway had no railing so one was installed
- Recycle Bin Bldg 12 - Replaced blue bin with tan colored bin. Both recycle bins replaced
- Parking issue in front of clubhouse appears to be a non issue. Will continue to be monitored for compliance.

#### **E. New Business**

- Building 13 Access Issue: Drainage problem and French drain resolution have created another issue, that of building access. Chris explained it is an issue with all buildings because of the design of our community. The board will be looking at all options to rectify the access issue and the drainage issue at Bldg 13 as well as other buildings in the community. An open discussion took place with regards to access to building 13 and ideas for possible solutions. Chris explained it is something we will look into, but the board is not in a position to make a decision tonight.

#### **F. Call to Audience**

- Homeowner asked about the status of the Rules and Compliance policy submitted by G Lord. Kurt stated that procedures were currently in place and were being implemented by our management company. Kurt will meet with the homeowner to discuss.
- Tenant asked to address the board and stated that he received a violation for not wearing a shirt in the fitness ctr. Chris explained that there are rules for the fitness area and we attempt to enforce all rules. Should the homeowner of his unit wish to challenge the rule, they as homeowners may do so. Otherwise, all violations are treated the same.
- Homeowner inquired about the condition of E Pusch Wilderness and when it would be repaved. Chris stated that the roads are LaReserve responsibility and they control when repair or repaving is completed. We have requested a copy of LaReserve reserve study to review. Meetings of LaReserve are posted at the gate on E Pusch Wilderness.
- Gating Community; Resident inquired as to the status of gating the community and if homeowners will have a say in the matter. Chris advised that the topic was posed by other homeowners and the information added to the BC Website to obtain feedback as to what homeowners thought about the idea. It would be a major undertaking that is not likely in the near future.

#### **G. Final Comments**

- Reminder to homeowners that the next meeting of the board would be held on Wednesday January 15<sup>th</sup> 2014, same time and place.
- The meeting was adjourned @ 7:30 pm