

Boulder Canyon Homeowners Association
Board Meeting of May 2nd, 2011
Second Meeting, 2 PM

In Attendance: Larry, Nancy, and Priscilla at Paul Ash facility
Bill, Chris, Brian, and Susan on conference call

I Call to Order

Approval of meeting minutes from March 23rd – motion by Larry Moore, all members approved without any changes. Bill will update his email for Sue's new email address.

II Treasurer's Report – by Susan Sundsby

Completed March budget comparison to previous months to assure we are on target to meet the financial needs for future months. Assessments and Master Assessments amounts are correct – determined that the "Reserve Fees" is a variable account for repairs and maintenance.

Landscaping costs variance – question posed as to why. Priscilla will look into this. This in part may incorporate some tree removal fees.

Excess plumbing expenses in the previous expense report were related to the fixing of an underground water leak at building #14.

Payroll expenses go to the work of Tom and Charlie. Both work for Boulder Canyon and the leasing side. Cots/hours are billed to Boulder Canyon based only on the work completed for Boulder Canyon.

A unanimous decision was made to update the reserve study. The current budget for Capital Expenditures is \$48,300 and it is unsure how exactly this figure was budgeted by the developer and Paul Ash prior to the new Board's appointment. The current Reserve Study was dated in 2009, therefore the Board decided they are working on outdated information. Before having a new/updated reserve study completed, Priscilla will look into whether or not it was already ordered by the developer before the current Board took office.

At the next meeting there will be a reassessment of the funds in the current cash account and whether this needs to be reduced by the purchase of CD's. Current CD rates are being looked at by Priscilla.

Current status of condo fee collections – Priscilla is still working on getting the Board a list of those who are behind.

Treasurer's report approved.

III Old Business

#2104 using a gas BBQ on their deck – Paul Ash has tried to contact the owner and has had no response. Both the first and second notices have been sent. As of the time of this meeting the BBQ/tank was still on the deck. Board voted unanimously to assess a \$100.00 fine for this violation with a follow up assessment for the same amount to be made if those in the unit do not comply within two weeks (Priscilla will be checking on the legalities of how often a fine for the same infraction may be assessed and adjust actions accordingly). While looking at the issue with this unit, it was highlighted that the owner is 7 months behind on condo fees, with a current balance due of \$1,067.50. Board voted unanimously to place a lien on this property.

Board voted unanimously that a notice of lien will be sent out to any unit owner who is three (3) months or more behind on condo fee payments. A report of each notice sent will be distributed to the board as they arise. Board agreed that the legal department can have the authority to waive certain fees during the collection process on a case by case basis if it will aid in their collection activities, but only "indirect fees" such as late charges and interest on overdue amounts. Legal fees will remain at the obligation of the homeowner who has been sent to collections, or has a lien placed on their property.

The costs of legal fees associated with the actions taken on #2104 will be sent to the board by Priscilla.

#6104 air conditioner unit – question by the renters there whether or not the board will allow a separate a/c unit to be placed and possibly seen in a window. Board voted unanimously not to allow any individual/separate a/c units beyond the central a/c units, to be used in any unit.

Speeding in the parking lot. There is a general thought that signs alone will not work in controlling this issue. So far, Paul Ash has received only one bid on putting in paved speed bumps. Board agreed to give more time to vendors to send in pricing and will further this discussion once those bids have come in.

New treadmill in the exercise room – Priscilla is not sure but believes the new one is there and there have been no problems with it. Will be going to the property within a day or so to check and to see what has happened with the old unit.

Pool – Chris via Priscilla had received a letter from the legal department advising condo boards in general that pool areas should be locked (chained) after hours, for liability purposes. The board agreed to purchase new signs for the pool entry gates and to close the pool and spa from the hours of 11 PM to 5 AM daily for the safety of the pool users and the surrounding residents - effective once the new signs are in place. The new signs will also state that “there is no lifeguard on duty and anyone in the pool area does so at their own risk.” Contributing to the decision to close the pool (and not use chains to lock the gates) at certain hours included noise and safety issues, problems with non-residents using the pool (especially those “gate jumping”), as well as maintaining access to the exercise facilities by residents even after the pool and spa have been closed. Priscilla will provide the Board with what is on the signs currently, and then the new verbiage will be decided on by the Board.

Dish antennas – cannot be forbidden but requests to place them must be made to the Board. Installation of any item “to” the property isn’t allowed. Specifically, dish antennas must be set up on free standing tripods.

Who is allowed to serve on committees. CCR’s mention that committee members must be owners or actually on the title to the property. Priscilla will research whether or not a resident who is not on a title may legally serve on a committee.

IV New Business

Chris introduced the idea that anyone who ran for the Board who did not get elected should be formally thanked for their interest and offered an opportunity to chair a committee, and make presentations to the Board. Chris agreed to contact these people, but to have them contact Larry if they are interested. Priscilla will provide Chris with the contact information.

Postal boxes for package delivery – Board asked Paul Ash to do some pricing.

Board members discussed sharing all correspondence. Each Board member asked to be involved in all Boulder Canyon related correspondences that are passed between members as well as Paul Ash.

V Call to the Audience

Nancy did not have any comments to add to our discussions.

VI Next Meeting

The next meeting will be held on May 18th, at 2 PM Arizona time, with all other meetings to fall on the 3rd Wednesday of each month.

Meeting Closed