

Monday, April 9<sup>th</sup>, 2012  
Emergency Meeting of the Board of Directors  
At the Boulder Canyon Clubhouse

Emergency Meeting of the Boulder Canyon Board was called to address the following critical issues:

- 1) Reallocation of water assessments to homeowners
- 2) Approval of a contractor for the asphalt repair/resurfacing project
- 3) Fitness Center HVAC

Board in Attendance:

At the clubhouse: Chris Ferril and Susan Sundsby  
Via Skype: Bill Siegel and Brian Wilson

Board was joined at the clubhouse by Brianne Hansen from Paul Ash Management

Chris Ferril called the meeting to order at 4pm

#### Water Assessment:

As of July 1 2012, the sewer rates will be going up again by \$0.26 to \$4.28 per thousand gallons used. In addition, the impact of prior year sewer increases which have not been reflected in water assessments will be quite high on each unit. In some cases, the increases to individual homeowners' monthly charges will be significant. Brian Wilson feels this is a significant increase and could have a negative impact on the HOA's collections of dues and fees. Bill Siegel expressed concerns that the HOA cannot afford to continuously subsidize the water costs incurred by residents. Susan Sundsby suggested that the HOA cover the \$.95 per 1000 gallons ground water preservation fee, adjust water and sewer rates to actual as of April 2012, and not pass on the July 1, 2012 sewer increase until the start of 2013. Chris Ferril agreed with both suggestions, that the HOA cover the \$.95 preservation fee, and adjusts the rates to actual, as of April 11, 2012 to assess onto the individual unit owners, as we all will feel the pinch. It was agreed unanimously that the HOA would pass on the April 2012 water and sewer rate increases to the homeowners, absorb the \$.95 cent fee and have this issue revisited in one year. It was further agreed that an informative note must get out to the homeowners right away, as the increase will be reflected on the June 1<sup>st</sup> assessments.

#### Asphalt Repair and Resurfacing:

Photos of the asphalt repairs have been sent around to the board members for review. Homeowner, Jim Wilde volunteered to monitor the work being done by Bates. Jim spoke with both companies and felt Bates was the better choice, although their quote was higher. The current quotes/costs are higher by \$9,000 to our allotted \$16k for this capital project. Chris Ferril asked if we could possibly identify certain areas to repair versus doing all repairs at once. Brian Wilson suggested it is better to do it all at once as the cost would be greater to piecemeal the project. The board discussed holding off on the pavement project, but it was agreed that it makes no sense cost wise to hold off on this project, as delays could wind up costing the HOA even more money. Chris Ferril mentioned that we should ask Bates if they will match the lower quote we received from ACE. It was approved unanimously to go with Bates if they would match the lower price.

#### Fitness Center HVAC

The HVAC unit for the weight room has not been working consistently or efficiently and requires either repair or replacement. In house maintenance advised that the unit appeared to be fine except for the compressor, which would need to be replaced. Susan Sundsby said that this particular item was up for replacement in the reserve study. The board discussed the necessity of replacing the entire unit or repairing. Repair estimates came in at approximately \$1,600.00 to \$2,300.00. The board voted unanimously to accept the bid from Tucson Heating

and Cooling at a cost of \$1,645.29 to repair the unit with a 5 yr warranty on compressor, 1 yr warranty on parts, 1 yr warranty on labor do this work.

Taxes:

Susan Sundsby reported that the HOA has paid \$771 in Federal tax and \$373 in Arizona tax for the 2011 year. There is a large carry over for this next tax year. Carrying over income to 2012 can be used to offset against expenses.

Investment Policy:

Chris Ferril brought up the need for an official investment policy by the HOA. Susan Sundsby gave a review of the various accounts, CD's and rates that the HOA currently has. Susan Sundsby further mentioned that the investment policy is here to preserve and safeguard our principal cash for future replacements and reserves in secure savings, money market accounts and CD's. The board unanimously agreed to accept this investment policy as of today, April 9<sup>th</sup> 2012.

Brianne Hansen provided the board with an update on the unit owners that were delinquent with their HOA payments.

Chris Ferril adjourned the meeting at 5:07pm