

Meeting Minutes for August 17<sup>th</sup>, 2011  
Club House at Boulder Canyon

Board in Attendance: via phone: Chris Ferril, Susan Sundsby and Bill Siegel  
In person: Larry Moore and Brian Wilson

From Paul Ash: Priscilla Garcia and Brianne Hansen

Meeting called to order by Chris Ferril

Chris Ferril made a motion to accept the minutes from the last meeting, Susan seconded the motion with Larry in agreement.

### **Treasurer's Report**

There are a couple of new budget items for June such as for maintenance and repairs and storm drain. For November, there is a similar line item listed. Priscilla will research what this is about. There was also a landscaping capital budget item listed for \$10,000, which was not an expense we incurred.

In July, there was \$736 received from insurance. Susan assumes it is from the garage repairs that are going on. Priscilla will look into this. It is listed as other income – insurance proceeds.

The year to date budget to actual for operating expenses remains under budget by \$40,000 which is mostly due to: payroll being less than what was budgeted for; being under budget on maintenance and repairs; and \$5,000 budget for storm drain maintenance not yet incurred.

We have some cash CD's coming up in September. Susan felt that we should combine the smaller CD's into one larger CD with a higher interest rate and extended maturity date. Bill asked what were some of the current rates and Susan mentioned that Seacoast is 1.1% in money market and 18 month CD. Susan mentioned that a concern here is that with money market rates dropping, there is a good reason to move money to CD's instead. Chris made a motion that we check around for better rates and Bill seconded.

Susan mentioned the audit proposal issue should be discussed. It would be conducted in 2012. Questions were asked about the pricing of the audit and Susan mentioned that we have quotes between \$7,500 and \$11,000. Brian felt the audit was a good idea and has no issues having one done, Chris agreed as did Bill. Chris then said the board has approved a rec for an audit and Susan will start due diligence with the 3 firms. Chris added that the board should review and decide on any decision before a commitment to a specific company is made.

### **Management Update**

Priscilla discussed that Laura is no longer with Paul Ash and is now working with Brianne to get things up to speed. They have a lot of work to catch up on and there were not a lot of notes left behind to work with.

### **Old Business**

Chris asked about the speed bumps. Adobe has equipment problems again and the install date has been moved up by another day. Chris asked Priscilla to keep us informed.

The parcel lockers. We have some information and the Post Office doesn't seem to have any requirements as to the number we should have. Larry said there is a need to see how many we can actually put in the walls, but hasn't seen that information yet. Priscilla said that she knew Laura was working on getting information for the board to make a decision on these. She mentioned that she'd like to take another week to get the proper information together including prices and restrictions. Chris said to concentrate on those that go into the wall vs the pedestal and Brian agreed. Larry said that if we were to say need 24 then we should hold off due to the cost and Chris agreed. It was decided to table this issue at this point until further information could be gathered.

#7101 grill – still is not compliant and has already received the 1<sup>st</sup> notice. Priscilla mentioned that there was still time before we're due to send the second notice. Bill asked who ran this unit. Priscilla said it was owned by Brian Wilson, and run by her at Paul Ash. Bill reiterated that Paul Ash was the landlord rep for this unit. Brian told Priscilla that any violation letters to his occupants need to go to him as well. Bill asked that since we've been dealing with this particular unit problems for so long, that wouldn't it be wise to go to the door after the board meeting and tell him who you are and what the violation issue is? Chris mentioned that the grill issues seem to fall on the same residents who are very resistant to rule enforcement and that we cannot just rely on Golder Ranch to fix this safety issue.

Chris brought up the letter of complaint received by Yvonne Shull. First item was the golf cart parked out in front of building #17 previously. Priscilla said they are still trying to figure out where we can place the cart. Chris said that since the HOA owns the cart in disrepair, do we even need it or to repair it? Priscilla said it has been moved to the back of the property for now and she will check it out to see if it had been fixed. Next issue on the note was peeling paper outside of #3107. Brianne stated she had information that this area had been fixed. Chris asked on the garage door update as the next issue on the letter and if it had been scheduled for the 19<sup>th</sup> for finishing. Priscilla or Brianne will go to inspect the work and will not issue a check until proper repairs had been completed. Chris asked about pool signs and bids. Bill said that selection 4a looked good but the size looked off. Brian said that 18x24" was more than adequate for the pool signs. Bill voted for 4a option Larry agreed and Chris asked for the one on the right – which was not the dark colored sign. Bill agreed to the one on the right. Susan and Larry agreed and Chris made the motion we go with Territorial Signs with the white background.

AC unit in the fitness area. Priscilla saw the repair men there working on it and will check after the meeting regarding progress. Chris brought up the weights. Bill mentioned that we need to hold off on replacement of stolen items until a system of deterrence is put in place. Larry and Chris felt we need to replace the stolen weights and take up the theft issue at a later time. Chris made a motion we replace the cast iron dumbbells and Brian seconded that. As for the pool access issues and locks, Chris felt we needed a chance to review the information and wants to table the topic for this meeting, and Larry agreed.

### **New Business**

Chris told the board that George Lord had worked up a bid proposal to engage bids from other companies for landscaping. George said that he did the draft from current contractors. He asked for permission to do a walk through and speak to our current landscaping contractor. Chris made a motion that George be allowed to meet in this capacity and Susan seconded that with agreement from Larry, Brian and Bill. Bill suggested we put in any future spec that the contractor be required to pick up feces on the property. George agreed.

Chris brought up the subject of electric grills and that these are approved under the current CCR's. Larry said these can produce grease fires as well. Chris said that at the Golder Canyon Ranch site, and found that only flame producing grills are not allowed on patios or within 10 feet of flammable materials. Brian mentioned that his company allows electric grills on all properties they manage. The main issue is to be able to distinguish what kind of grill we see from a distance.

### **Call to Audience**

George Lord mentioned the club house is not being unlocked and Priscilla said she would be looking into this.

The condition of the pool cushions were brought up. Brian mentioned we may want to have the current cushions cleaned due to the expense of replacing them. Chris said they are getting to a point where they need replacement. She mentioned that other residents had obtained a price quote in April and that the bids were expensive, upwards of \$7,000, including 6 new chaise lounge chairs.

A resident brought up the carport roof damage issue – and that some need immediate attention. Priscilla was going to check on this.

The residents of 8102 requested the board consider allowing them a particular sun shade inside of the patio area. Priscilla said she would send the formal proposal to the board for approval.

Chris adjourned the meeting.