

Boulder Canyon at La Reserve Homeowners Association
Board Meeting Wednesday, January 18, 2017
Meeting Minutes

A. Board Members in Attendance.

- BC Clubhouse - Chris Ferril, Marcy Fralick, Anne Lawrence, Susie Sundsby, Jim Wilde
- Joined at Clubhouse - Geoff Obral of PAMCO

B. Home Owners/ Residents in Attendance: Mary Floerke, Lee & Linda Curry, John Losik, Rieh Kludt, Chuck & Debby McGrady, Hank Baumer, Tonya Norris-Wile, Ken & Teresa Johnson, Vince Holguin, Donald & Yvonne Erford, Amar Bhattacharya, Tom Perry, Leonard Grennell

C. Meeting called to order at 6:06 PM by Susie Sundsby, Board President

- First order of business: Approval of November 16, 2016 board minutes. Motion by Jim Wilde to approve minutes as written, second by Marcy Fralick. None opposed. Motion carried. Minutes approved.

D. Reports

- **Treasurer Report - Jim Wilde**

Jim reported on preliminary December Year End Financial results. It is currently a draft only. We are awaiting supporting information from PAMCo to complete.

Revenue - We had income of \$2425.00 from the sale of five units in December. Additionally there was \$50 from clubhouse rental, \$214.00 in late fees which is a result of the tightening of our collection process and \$200.00 in administration leasing fees from unit rentals.

Expenditures - Yearend bonus of \$650.00 was expensed for our maintenance manager, Tom Martinez. Regarding repairs and maintenance expenses, we expensed approx \$1600.00 for replacement of the golf cart batteries. Battery life depletes in the heat and they needed replacement. A total of \$1,110.00 in plumbing costs, of which \$716.00 was for the replacement of the main water shut off at building 16. There are seven water main shut offs left to be replaced. Lastly, there were some roofing repairs completed at buildings 8, 11 and 15.

Cash Assets - we are currently at \$1,153,430 before final year end entries.

- **Management Update - Geoff Obral**

There are a few roofing issues and stucco repairs pending. We are working to resolve within the next week. Reminder that covered parking is tied to our community CCR's and cannot be easily changed. ACR requests must be submitted and approved prior to making any updates or changes that will be visible from the exterior of your unit.

Paint Project - Geoff Obral - if you are not receiving notifications and update emails from PAMCo, please contact Geoff to be added to the distribution list. Painters are working on buildings 13, 14 and 15. Notices are being distributed regarding the peripheral structures (carports/garages etc) being painted. Garages are being started next Monday. Unit doors have yet to be scheduled, but Geoff is working with Abeyta to set up a schedule. Please call Geoff with any questions.

E. Old Business

- Nominating Committee - Chris Ferril

Chris explained that the nominating committee consists of a member of the board and two association members. These individuals will assist in vetting the candidates; help compile information being sent to all homeowners and assist in the counting of the ballots at the annual meeting. Chris is looking for two volunteers to help with the process. Please contact Geoff if you are interested. As a reminder: Chris stated that there will be two (2) board positions open this year, each a three (3) year term. Susie Sundsby and Marcy Fralick's terms will conclude at the end of the March 2017 Annual Meeting. Packets will be provided to all homeowners. Applications for the board will be included with a request to return before mid February. If anyone is interested, applications and additional information will be forthcoming as part of the Annual Meeting process.

- Entry Gates Update - Jim Wilde

A committee has been set up and they have developed a questionnaire to fan out to other communities that have gates to find out the pros and cons. We are also obtaining pricing. Once we have all the information it will be distributed to all homeowners for feedback.

- Parcel Boxes - Jim Wilde
One bid has been obtained, we are awaiting another bid. The bid process includes replacing the existing mailboxes as well as considering adding parcel boxes in the space that we have. Process has been difficult as there are not many contractors that will provide all the services we need to complete the project. Mail boxes are starting to show their age and we have received a few reports of tampering. The boxes are old and the reserve study includes the recommendation for replacement. Committees have convened and are working diligently on both projects.
- Landscaping Update - Susie Sundsby / Jim Wilde
In November, Prop 206 passed in Arizona, increasing the minimum wage from \$8.05 per hour to \$10 per hour and in two years another bump to \$12 per hour. We received a letter from our current landscaping company, Environment Control, stating that they were modifying our contract to reflect an increase to cover the additional labor costs. The adjustment resulted in an increase of 17.3% to our monthly costs. The HOA landscaping costs are significant to our budget and the board decided to go out to bid to obtain comparison pricing. We are looking at all options to reduce our costs. Bids are expected shortly and a decision will be made going forward.
Jim provided information regarding adding decorative rock to areas of our community that are in most need. All buildings were reviewed and documented. Funds have been secured to obtain rock to take care of the most barren areas.

F. New Business

- 2017 Budget Approval - Susie Sundsby
The operating budget was prepared by PAMCo and is very comparable to prior years. Adjustments have been made for the minimum wage increase as that is a significant contributor to any contracts that we pursue. We are working on the capital budget, but are waiting for the results of the most recent reserve study. We want to wait to finalize the capital budget until we get the reserve study so there are no surprises. Bottom line, there will be no increase to the HOA assessments and no increase in the Master Association assessment. On the expense side we adjusted admin expenses and decreased our allocation for bad debt as we have a better handle on our delinquencies. Legal fees increased a bit. For maintenance expenses relating to landscaping, we carried over some items from 2016 that were not done. The landscaping budget on the capital budget side includes \$17,000 for swale work. Other capital expenditures also include replacement of all chaise lounges at the pool area and the addition of another table and chairs. As mentioned earlier, we are looking at the mailbox replacement and also redoing floors in both exercise rooms. Bottom line, no increases, we are on target. The budget is very comparable to last year. Once the capital budget is complete, information will be sent out. Chris made a motion to approve the operating portion of the 2017 budget. Second by Anne Lawrence. No opposed. Motion passed.

G. Call to Audience - Home Owner Reports/Requests

- Homeowner asked why we haven't started social hour activities yet. Previous social club chairs resigned and a new club has yet to be established. Members wishing to reinstate the social hours are encouraged to do so. Happy hours have normally been January thru April.
- Question rose if homeowners will be allowed to vote on whether or not we install entry gates. Answer was yes, once all information is obtained and if the decision is to approve, gates would be at both entrances. The committee is still in research phase.
- Homeowner asked what the % of rentals are in our community. Geoff to try to obtain info, but rentals are fluid. FHA financing relies on that information. Geoff to verify FHA status.
- Request for signage at the rock slope behind building 16 as children have been climbing the area and disrupting the rock retention. Signage to be ordered and installed.
- Request for landscapers to periodically "blow out" the breezeways as they are looking bad.
- Request to replace the seat fabric on the slant benches in the weight room. Geoff to check on condition and make recommendation.

H. Final Comments

- Meeting was adjourned @ 6:54 PM AZ Time