

Boulder Canyon at La Reserve Homeowners Association
Board Meeting Wednesday, January 20, 2016
Meeting Minutes

Board Members in Attendance.

- BC Clubhouse - Marcy Fralick, Susie Sundsby, Brett Holdridge, Kurt McMillen
- Via Speakerphone - Chris Ferril
- Joined at Clubhouse - Geoff Obral of Paul Ash Management Company (PAMCO)

Homeowners in Attendance: Jim and Barbara Wilde, Pat Blank, Susie Delich, Jacek Adamiec, Jan Keepers, Lou Ann Brunfelt, and Leonard Grennell

Meeting called to Order at 6:02 p.m. by Marcy Fralick, President

Approval of Minutes: There was a motion made and seconded (McMillen/Holdridge) to approve the November 18, 2015 minutes as presented. Motion passed unanimously.

Reports

- **Treasurer Report - Susie Sundsby**

Susie reported that the operating budget performance was positive for the 2015 fiscal year.

Motion was made and seconded (McMillen/Ferril) to approve HBL CPA Firm to conduct the 2015 yearend review and tax preparation. Motion passed unanimously.

A motion was made and seconded (Fralick/Holdridge) to approve the resolution to apply excess income from 2015 to the following year's assessments revenue (Ruling 70-604). Motion passed unanimously.

Susie reported that the CY2016 Budget has been prepared and reviewed by the Board of Directors.

Susie thanked PAMCO for assistance in the budgeting process, and reviewed the areas of interest with the members present. It was reported that there would be no increase in assessments from either Boulder Canyon or the Master Association.

A motion was made and seconded (Sundsby/Fralick) to approve the CY2016 Budget as presented. Motion passed unanimously.

- **Hardscapes & Softscapes (formerly Landscaping) Report - Jim Wilde**

Softscapes:

Jim Wilde reported that the committee decided to remain with Environment Control (EC) for landscape services upon completion of the first year of their contract. The contract rate will remain the same as 2015.

Jim reported that tree trimming up to 12 feet in height is within the regular maintenance contract. Trees above this height are being evaluated for maintenance at an additional charge.

It was reported that money had been allocated for plantings within the CY2016 Budget, both seasonal and replacement plantings.

Hardscapes:

Jim reported that bids have been requested for the swales located along the east side of Building 16 and between Buildings 8 and 9. More information will be reported upon review.

Jim reported that a bid with EC had been approved to clean out the swale by Building 2 to prevent pooling water.

Jim reported that the committee had approved a bid with EC to remove grass and install gravel in the following four sections: entry traffic circle, lawns to east and west of the community entrance, and the lawn south of Building 4.

It was reported that the committee is reviewing options to replenish the gravel throughout the community.

- **Architectural Report – Chris Ferril**

Chris reported that 26 units had made modifications to their Units prior to the CC&Rs and are grandfathered until the Unit is sold.

The membership was reminded that all exterior modifications must have prior written approval to proceed. All documents required are available from PAMCO or the HOA website.

- **Nominating Committee – Susie Sundsby**

Susie reported that the committee is looking for one additional member. The committee currently consists of Susie Sundsby (Chair) and Linda Balzer.

It was reported that two seats will be up for election at the upcoming Annual Meeting in March. Each seat has a three year term.

- **Management Report - Geoff Obral (PAMCO)**

Geoff reviewed the nominating and voting process, and all mailings that will be issued to the community in advance of the Annual Meeting.

Leasing Policy became effective 1/1/2016 and is being enforced. Copies available from PAMCO or the HOA website.

Vending machines were removed from the clubhouse. No requests to reinstall have been received.

A meeting with painting contractors bidding on the community project will take place on 2/3/16 at 9:00 AM. Members of the community are welcome to attend.

A few roof leaks were reported since the last meeting and are being repaired January 21, 2016.

Geoff reviewed the process for addressing concerns with barking dogs in the community.

It was reported that the Board continues to work with the post office to acquire parcel boxes. The post office is reluctant to install these boxes as originally promised.

Old Business

- **Bathroom Painting Update:** Project is now complete. Removed all wallpaper, applied textured to walls, and painted.
- **Brivo / Security Update:** New camera system has been installed and includes two new monitoring areas.

New Business

- **Parking Reminders:** Marcy reminded the members present that residents must use their assigned covered parking space first. Secondary or guest vehicles may be parked in any available guest space in the community.

Call to Audience

- Resident brought forward concern with neighboring Unit's dogs barking and noise transfer from the upstairs Unit to the downstairs Unit. He suggested that the Board consider implementing weight restrictions for pets in upstairs Units.
- Resident reported concern with safety within the community. Requested that the Board consider vehicle permits and/or gating the community.
- Owner reported that she had her dryer vent cleaned and was shocked at the amount of lint removed. It was suggested that an article be placed in the next newsletter regarding this service.

Adjournment

- The meeting was adjourned at 7:25 PM.