

**Boulders at La Reserve Condominium Association  
Board Meeting of Directors Meeting  
Wednesday, November 15, 2017**

**A. Board Members in Attendance:**

- BC Clubhouse - Susie Sundsby, Brett Holdridge (via conference call), Leonard Grennell, Jim Wilde and Chris Ferril
- Joined at Clubhouse – Danielle Morris of PAMCO

**B. Meeting called to order at 6:01 PM by Susie Sundsby, Board President** Susie introduced the two new Board members Brett and Leonard to the members present and announced the resignation of Anne Lawrence as of October 13, 2017.

**C. Reports**

- **Treasurer Report - Jim Wilde**

Jim reported on the financials through October 2017:

Cash:	\$1,140,833.91
Assets:	\$1,165,792.44
Capital:	\$1,120,066.58

There were twenty (20) leases for additional revenue of \$500 and late fees of \$205. Legal expenses were only \$25.50. Utilities, insurance expenses were normal. Water expenses were as follows:

Water:	\$4,766.14
Potable:	\$2,949
Irrigation:	\$1,336.29
Service:	\$480
Sewer:	\$2,715.56

Landscape expense for locking the irrigation boxes was \$187. Softscape was \$2,755 for maintenance, \$2,635 for the entry circle and \$3,630 for the mailbox framing. Pest control was an additional \$150 for new bait stations. Plumbing was \$295 for scoping the sewer line at building 11. New signs were \$2,160. Jim also introduced the Finance Committee members and stated they will be working on a draft 2018 budget to the Board for the January meeting.

- **Management Update – Danielle Morris**

Danielle Morris provided a quick update on a number of topics: mailboxes and parcel lockers are in and keys are available at the PAMCO offices, new trees were installed at buildings 3 and 11, turf was removed at the entrance circle and new plants installed. We are still waiting on the sego palms to complete this project. Decorative rock project has been scheduled. Tree trimming delayed until late December, early January.

**D. Old Business**

- Garage Update

Chris Ferril provided an update on the garages. There was an amendment approved last year to correct assignment allocations which is detailed in the CC&R's. An amendment must be filed to reallocate any garage rights to a different unit owner. If you are considering selling your garage, the sale must be to another unit owner. Pursuant to BC CCR's, garages are allocated as Limited Common Elements that may only be assigned to the owner of a unit within Boulder Canyon.

- Survey Results

Susie Sundsby discussed the number of different results received from the residents in the community. If there is a rule change, the HOA will give a 30 day notice prior to implementation. The Board discussed the differing opinions of the survey results and agreed to evaluate further. Based on the feedback from residents regarding the CC&R's, the Board agreed to evaluate the corporate rentals and whether the CC&R's can be amended for small technical changes without a vote of the membership.

#### **L. Call to Audience - Home Owner Reports/Requests**

- Question regarding whether the HOA would consider installing a ramp at building 16 for ADA access. *Property layouts are restrictive for complying with requested access.*
- Comment regarding current landscapers, displeased with maintenance and trimming standards. *Meeting scheduled with Goundskeeper to review expectations and requirements set by current contract.*
- Comment regarding blowing of landscape debris on patio. *Concerns to be reiterated to Groundskeeper.*
- Complaint reported regarding trash and cans at building 8. *Management to address issue with owner and send violation for trash/debris in the landscaping.*
- Carport lights out in front of building 15. *Issue to be addressed with maintenance and corrected. Reminder to report issues to PAMCO or utilize BC Website to report issues*
- Question regarding decorative rock to be installed around building 8, original request submitted last year. *Decorative rock scheduled to be placed during Phase 2 of project to begin shortly.*

#### **M. Adjournment**

- Meeting was adjourned @ 7:09 PM AZ Time

Respectfully Submitted,

*Danielle Morris*

Danielle Morris  
Community Association Manager