

**Boulder Canyon at La Reserve Homeowners Association
Board Meeting Wednesday, November 16, 2016
Meeting Minutes**

A. Board Members in Attendance.

- BC Clubhouse - Marcy Fralick, Susie Sundsby, Jim Wilde
- Via Conference Call - Chris Ferril
- Joined at Clubhouse - Geoff Obral of PAMCO

B. Home Owners/ Residents in Attendance: Edward Wilverding, Ingrid Moss, Janet Schertzer, Yvonne Shull, Ernie Shull, Leighton Curry, Pat Blank, John Losik, Mark Wilson, Hank Baumer, Leonard Grennell, Barbara Wilde, Daryl Parsons

C. Meeting called to order at 6:02p.m. by Susie Sundsby, Board President

- First order of business: Approval of September 21, 2016 and October 25, 2016 meeting minutes. Motion by Jim Wilde to approve minutes as written, second by Marcy Fralick. None opposed. Motion carried. Minutes approved.
- Susie jumped ahead to a new business item: Replacement of window film in the fitness center. The film on the south facing window, adjacent to the middle gate is being removed and replaced with more energy efficient film at a cost of \$449.00. The removal of trees outside that window and an issue with the AC unit affected the temperature in the room making it uncomfortably warm. The AC was fixed and the film is being replaced to conserve energy as well as increase the comfort level for our residents as they utilize this amenity.

D. Reports

• **Treasurer Report - Jim Wilde**

Jim reported that the October financials have been completed.

Revenue - 2 units sold in October resulting in approx \$970 in income. Additionally, 6 new leases were written @ \$25 per lease for a total of \$150 in lease administration fees for the month.

Expenditures - No surprises on the repair and maintenance side except a charge of \$1082.54 for the replacement of the main water shut off valve at building 7. In November we completed another water valve replacement at building 16. Valves have an expected life of 15 to 20 yrs and ours are failing. At this point we have replaced 10 of the 17 shut offs in the community. This prompted the board to look at getting bids from several plumbers to replace the rest in a package deal to save some money and not inconvenience the entire community for multiple water shut offs. This is currently in process.

Assets - Approx \$1,200,000.00 in the bank including CD's and savings an increase of approx. \$24,000 from September.

Jim is in the process of pulling together figures for 2017 Fiscal Year budget. Two volunteers have stepped forward to join the Finance Committee to assist in the process.

Lastly, our previous auditor has resigned from his firm which resulted in the board going out for bids for a new auditor. Jim made a motion to engage Addington & Associates as the new firm to handle the review of our financial statements and tax filings. They will contract for 3 years with no price increase. Second by Marcy Fralick, No opposed. Motion passed. Susie moved to approve August financials as presented. Second by Chris. All in favor. Financials approved.

• **Landscaping Report - Susie Sundsby**

Softscapes - Susie reviewed the recent tree removals and reasoning behind the removals. Advised that the Landscaping Committee is charged with coming up with a plan for foliage replacements, including going out to two independent landscaping companies that will guarantee replacement foliage will have a one year warranty. Our current landscaping company will not warranty and that prompted the decision to go out to other contractors for bids. We are looking to work on solutions for replacing the felled trees with plants/trees meeting certain restrictions (small canopies, limited height & limited root systems etc) that would be appropriate for our community. Other considerations are the removal of additional grassy areas to conserve water and reduce irrigation. Our irrigation systems are old and continue to be repaired and a reduction in grass areas, converting to natural desertscape would be beneficial. No decisions have been made, but these issues are being put out there for future consideration.

Hardscapes - Delays in planning have been hampered by the paint project and not wanting to conflict with that important project. One area that is being looked at for 2017 is at Building 2, the north swale west side at our front entry. Water accumulates in that area because the west swale has been build up with silt and it's our communities responsibility to maintain that area. The last bid on that project was 2015 and the new bid came in \$170 less. We are hoping to complete that project this year. For 2017, we are looking to take care of the drainage issue between buildings 8 & 9. We've obtained one bid and are waiting for a second bid. Hope to complete that project in 2017. Lastly, bids are being obtained to replace rocks / stone throughout the community for beautification. There are many areas that have no rock at all and we are aware of the issue. We are working for a resolution to complete this after the paint project is completed.

E. Old Business

- Pet Pickup Issues - Marcy Fralick

Marcy reiterated the "pick up after your pet" policy. Our maintenance mgr Tom is picking up dog droppings multiple times per day. This is not acceptable. There are laws in Oro Valley that assess fines for failure to comply. Fines can go to \$250. Of course, this is a health issue. All residents are required to pick up after their pets. If you observe someone, please take a picture (if possible) and report it to management for further action. We need our residents help as our eyes and ears to enforce the dog laws. Remember that homeowners are responsible for their tenants. Marcy will work on an email blast to re-iterate our policy and the repercussions for failure to comply.

- Dumping Issues - Marcy Fralick

We have been experiencing a number of issues with individuals dumping household items, furnishings etc in our dumpsters. Occasionally they are placing the items outside the dumpsters and the items have to be broken down to be put into the dumpster. This extra trash results in additional pick up fees from our trash contractor that the HOA must pay. This dumping is prohibited. If you observe any of this activity, please take a picture (if possible) and report it to management for further action.

- Parcel Boxes - Jim Wilde

The committee is reviewing the options that we have for adding parcel boxes and replacing the current mail boxes. Security on the current mail boxes is less than current standards, therefore we are obtaining bids for both of these projects after which information will be sent out to homeowners for input.

- Entry Gate - Jim Wilde

The committee was established to look into the viability of gating our community. The committee volunteers are pro and con. They have been charged to research every aspect, pro and con, to be presented back to the board to determine if this is something we would then present to our homeowners for consideration. Bottom line is that all homeowners will be given to opportunity to say yay or nay. The fact finding and data collection is continuing. The committee is expected to reconvene in January.

- Paint Project - Geoff Obral

The project is moving along after a slight slowdown that occurred during monsoon season. Additional crews are being added to make up for lost time. Geoff acknowledged that responsiveness from Abeyta has been very good should issue be reported. We are still waiting on a process for scheduling and completing the painting of unit doors. Watch for email updates.

F. New Business

- Flowers at Main Entry - Susie Sundsby

We have an issue with maintaining the plants at the main entrance. Plants were planted two weeks ago and they have been eaten or dug up. Doesn't make sense to continue to plants flowers if they only last a week. We are looking at alternatives to flowers and will be working with the landscaping committee for a solution.

G. Call to Audience - Home Owner Reports/Requests

- Request that rule enforcement be fair and firm and violations be addressed immediately.
- Request for landscaping committee to transplant aloe and other plants near Building 17.
- Reports of packrats in common areas near buildings 2, 10 and 11 and holes in the ground near building 11.
- Thank you expressed to board members for volunteering and their dedication in maintaining the beauty and upkeep of our community.

H. Final Comments

- Meeting was adjourned @ 7:28 PM AZ Time