

**Boulder Canyon at La Reserve Homeowners Association
Board Meeting Wednesday, November 18, 2015
Meeting Minutes**

A. Board Members in Attendance.

- BC Clubhouse - Marcy Fralick, Susie Sundsby, Chris Ferril, Kurt McMillen
- Via Speakerphone - Brett Holdridge
- Joined at Clubhouse - Geoff Obral of PAMCO

B. Home Owners in Attendance: Don & Yvonne Erford, Carol LaCroix, Braxton & Patty Cooley, Jimmy Ferril, Mark Wilson, Scott Bowie, Yasmine Sorrenson

C. Meeting called to Order at 6:06 PM by Marcy Fralick

- Marcy advised that board met to appoint officers of the board as follows:
Marcy Fralick - President, Brett Holdridge - Vice President, Susie Sundsby - Treasurer, Chris Ferril - Secretary and Kurt McMillen -Director at Large. Susie made a motion to accept the officer appointments as stated, Marcy seconded the motion. Officer appointments approved.
- Approval of September 2015 Board meeting minutes. The board received and reviewed the minutes of the September meeting. Motion made by Marcy to accept minutes as written. Motion seconded by Chris. No objections noted. Board approved without correction.

D. Reports

- **Treasurer Report - Susie Sundsby**
 - 2015 Budget Performance as of October 31, 2015
 - Income: Reserve fee income from the sale of units continues to see a lot of activity. 54 units have been sold (3 by Scotia in Oct.) resulting in the HOA receiving \$26,258 in Reserve Fee income. The new developer, Scotia Holualoa has several units listed for sale to bring them under the 10% cap for FHA eligibility.
 - Expense: The HOA continues to show favorable results to our budget for total operating expenses. The termite contract was extended for another year at the same cost (\$1,700) and tree trimming from high winds in Aug-Sept, is reflected in our October statements. Overall, the HOA is financially sound and well within our 2015 budget.
 - Reserve Study was completed. It is a 30 year projection (Jan 2016 - Dec 2045) of expenses and the amount of reserves required for maintenance of our community. Our projected reserve of \$1.045MM is on target. We are currently 82.2% funded, which is very strong. The board is focusing on the 5 yr plan. Immediate items are under review. We are obtaining bids for painting all buildings in the complex, which is a major expense. The board is looking to determine which items can be pushed out over the next few years as to not have all expenses hit in one year. All in all, we are in a great financial position.
- **Hardscapes & Softscapes Report - Brett Holdridge**
 - Softscapes:
 - Not much to report on that side. We lost a few trees lost during monsoon from water saturation, couple of trees by the clubhouse were removed because of overcrowding and some issues with ground heaving caused by the roots, which was resolved once the trees were removed. We had some irrigation issues and valve replacements. Age and weather seem to be a factor. The supervisor for our current landscapers resigned unexpectedly. We will work with the new supervisor to ensure we address all issues. Winter flowers are in and rye grass is taking shape.
 - Hardscapes:
 - Hand cleanup of the swale areas at Bldg 12 & 13 and a portion of Bldg 16 are complete. We'll be getting bids for re-engineering and additional silt removal of the swale on the east side of Bldg 16 and north and south side swales at Bldgs 8 & 9 to be completed in 2016.
- **Management Report - Geoff Obral (PAMCO)**
 - Primavera has completed the cleaning of the front fountain. Good job completed at a fair price.
 - Currently waiting for a bid to replace water valve for Bldg 6. Water in the whole complex will have to be turned off during that project. Notifications will go out when a date is set.
 - Current violations are being corrected in a timely fashion. If CC&R violations are identified, please contact PAMCO so we can address the issue and have it corrected.

E. Old Business

- **Violations of Leasing Policy and New Lease Fees - Chris Ferril**

- New AZ statutes allow HOA's to charge \$15 for lack of leasing information and HOA's may institute administration charge of \$25 for each new lease. BC policy has been revised to include the new fees and is posted on the BC website. Communication will be sent to homeowners and leasing agents within next two weeks. Revised policy, fines and administration fees are effective January 2016.
- Reminder that subleasing is not allowed in BC as per our current CC&R's. Homeowners identifying potential violations should report the issue to PAMCO for further action.

F. New Business

- **BRIVO Security System Upgrades - Chris Ferril**

- Our current Brivo security system was compromised this past summer when our former developer removed a router that connected our system. The connection was re-established, but ADT and Brivo advised that our system was out of date and functionality no longer supported. Technology changes constantly, therefore in order to ensure the system is supported, we obtained bids to replace the current DVR with an NVR as well as replace the current cameras with new HD cameras. We have the opportunity to add two more cameras to cover the clubhouse entrance as well as the maintenance gate and gazebo in the pool area. Upgrade can be made without interruption of service. Susie made a motion to approve the bid for the upgraded system with two additional cameras. The board unanimously approved. ADT to be contacted to schedule the upgrade and install.

- **Clubhouse Restrooms - Chris Ferril**

- The board approved funds earlier this year to remove the wallpaper in the clubhouse restrooms and have the walls painted. The wallpaper is outdated and peeling and the rooms need updating. We obtained two bids and the board approved contracting with Manning Attention to Detail Painting at a cost of \$1035.00 for the wallpaper removal and painting. Should the walls require texture, there is an additional cost of \$350.00. Board approved painting both rooms in a neutral (beige) color. Notices to be posted advising residents when the project will occur and restrictions to restroom access while work is completed.

- **Parking Issues - Susie Sundsby**

- Susie brought up the possibility of opening a parking spot at Bldg 10 located near an electric box to add an additional spot in the east end of the community. Suggestion made to open the spot but restrict use to compact cars to avoid visibility issues. Chris made motion to approve opening the spot for additional parking and to review possible restrictions to vehicle size in the new year. Board unanimously approved.

- **Nominations Committee - Susie Sundsby**

- Susie is the board chair for the Nominations Committee. She asked for two volunteers to apply for this year's committee to help in vetting future board candidates. If interested, please contact Geoff at PAMCO and he will relay your information to Susie.

G. Call to Audience

- Open Parking Spaces: homeowner asked what could be done about residents consistently using the limited open spaces. CCRs do not prohibit the use of an open spot for secondary vehicles. Only requires the resident use their assigned spot before using an open spot. Suggestion of a friendly request to be a courteous neighbor and explain about limited open spaces for guest parking. Also a suggestion to send a letter to all residents in that area.
- Parcel Lockers: Marcy is in communication with OV Post Office to coordinate the install of parcel boxes for our community. Additional information forthcoming.
- Improper Dumping of trash: Suggestion to add signs to dumpster corrals as a deterrent. Most feel that will not help as we are not a gated community and anyone can come and go without question. Board to take suggestion under consideration.
- New Leasing Fee: Homeowner asked for explanation of new leasing fee and what is the purpose. The \$25 per new lease fee is being added to assist with administration costs as allowed by AZ Statutes.
- Homeowner B Cooley suggested that the board fully review all contracts, especially for major projects expected this year, to ensure all repairs, cosmetic and otherwise, are included so that work is done right the first time. Suggestion that Mr. Cooley volunteer to assist the Board in the reviews.

H. Final Comments

- The meeting was adjourned @ 7:07 PM AZ Time