

**Boulder Canyon at La Reserve Homeowners Association**  
**Board Meeting Wednesday, September 16, 2015**  
**Meeting Minutes**

**A. Board Members in Attendance.**

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

**B. Home Owners in Attendance:** Don & Yvonne Erford, Terry Rosato, Carol LaCroix, Loretta Hayden, Sarah Hall, Jim Wilde, Yasmine Sorenson, Ken & Linda Kayl

**C. Meeting called to Order at 6p.m. by Marcy Fralick, Vice President**

- Marcy stated that she would be conducting the meeting in place of Kurt McMillen. Kurt submitted his resignation effective August 28. Application for the open board position will be sent out as soon as possible. Board is looking for an individual with strong financial background to be able to assist with Treasurer duties.
- Approval of January 2015 Board meeting minutes. The board received and reviewed the minutes of the January meeting. Motion made by Susie to accept minutes as written. Motion seconded by Brett. No objections noted. Board approved without correction.

**D. Reports**

- **Treasurer Report - Susie Sundsby**

Susie advised that the independent review of our 2014 financial statements has been posted on the BC Website.

2015 Budget Performance to Date March 31, 2015 - August 31, 2015

- On the operating income side:

Reserve fee income increased \$15,521.30 when the old developer sold 32 units to Scotia Holualoa in June 2015. Last remaining unit owned by the developer closed in August 2015. As of August 31, 2015, 48 BC units have been sold resulting in the HOA receiving \$23,348 in Reserve Fee income. BC is qualified for FHA financing through December 31<sup>st</sup>.

- On the operating expense side:

The HOA continues to show favorable results to our budget for total operating expenses despite additional charges incurred for water irrigation line repair, plumbing expenses for buildings 5, 6 and 8 and tree root intrusion to our water irrigation lines. In July, \$725 expensed to pool & recreation maintenance to repair a leak to our pool filter when water penetrated the mailroom / clubhouse. Other operating expenses are up for postage, tree trimming(softscapes), drainage, erosion & swale work(hardscapes) and the repair of faulty wiring in main fire alarm monitoring box and fire alarm wiring system at building 9.

2015 Capital Current/Projected Expenses vs. Plan

- Exercise Equipment –Replaced the broken elliptical machine.
- Swale work remediation totaling \$11,195 as of May 31, 2015 versus 2015 total annual budget of \$10,000.
- Painting of metal railings will take place next year when we paint the stucco buildings. Economies of scale by combining both projects. Geoff has started the process to obtain bids.
- Plumbing Equipment – Required to rebuild back flow assembly and relief valve and replace the master valve. These expenses were necessary to pass annual inspection.
- Property Improvements – Bldg. 6 stucco repair stucco and repaint affected areas.
- Reserve Study is in progress – expect draft report by September 30<sup>th</sup>.

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

Hardscapes:

Jim stated that this was the year for remediation. Several projects completed:

- Bldg 2 - Environment Control completed swale work on south side
- Bldg 6 - Doug Angellini completed drainage project on east side swale
- Bldg 10 - Environment Control completed work on south side swale.

Bldgs 12, 13 & 14: Spoke with property mgr from LaReserve to obtain assistance in controlling the flow of sediment from LaReserve onto these areas. Straw bales were added to help with sediment control in those areas. Looking to contract to have these swales cleaned again and the swale area that runs north & south between Bldgs 13 & 14. Goeff recommended a group work program that does this

type of work. They have completed work for other properties managed by PAMCO and have provided a modest quote to complete the work at Boulder. Geoff and Jim to follow up.

Needing attention in 2016:

- Bldg 2: north side swale
- Bldg 10 & 11: north side slope
- Bldg 16: east side swale

Softscapes:

- Irrigation has been shut off to prepare for winter rye grass planting.
- Bldgs 7, 8 & 9: Ice plants planted this summer. Most are doing well. Environment Control to replace those that did not make it. These plants spread to provide cover for the slopes to inhibit erosion in that area.

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

Geoff deferred his comments to be included in Old Business.

#### **E. Old Business - Geoff Obral (PAMCO)**

- Pool Fountain Renovation completed
- Asphalt Resurfacing and Crack Repair completed in June. A couple of areas left to be fixed.
- Roof Repairs - Rock Roofing completed resealing of scuppers, vents etc., on all bldgs incl Clubhouse.
- Tree trimming going as scheduled. However, two trees adjacent to Clubhouse by bldg 3 will have to be removed as there is a danger of toppling. The roots are exposed and heaving.

#### **F. New Business**

- Board appointment: discussed earlier. Prefer candidates with a financial background as they would be a treasurer in training. Hope to fill position before November board meeting.
- Sale of Developer Units: Units acquired by Scotia Holualoa and are being managed by Sinclair associates. Board is looking to meet with reps from each to go over CCR's and community expectations. Target for meeting is Oct 19.
- Violation of Leasing Policy: New AZ statutes implemented restricting HOA's from charging more than \$15 for lack of leasing information. additionally HOA may institute charge of \$25 for each new lease. Policies are being reviewed with HOA attorney and will be communicated to homeowners/leasing agents within the next couple of weeks.  
Homeowner asked what can be done about sub-leasers, which is a violation of our 30 day Minimum Rental Policy. Geoff advised that if subleasing is suspected, contact PAMCO immediately. They will address the issue with the leasing company and the homeowner as appropriate.
- Republic Services: No trash to be placed in recycling bins. Items placed in recycling must be washed out and NO PLASTIC BAGS. An updated recycle list will be posted on the bulletin board and BC website. NOTE: Bins must not be used by non-residents. If you see abuse of our bins, submit license plate # and description of car to PAMCO.

#### **G. Call to Audience**

- Clubhouse hours: board to review options on clubhouse hours
- Speeding through community: Speed limit signs in place. Recommended to obtain license plate# and determine what carport they park in. Report to PAMCO for follow-up.
- Safety concerns: call OV Police Emergencies: roof leak etc - contact PAMCO
- Lack of gravel, foliage by Bldg 13: Softscapes to take a look and respond.
- Parcel deliveries: Board once again to review options and attempt to address this issue.

Geoff advised that all comments submitted will be reviewed by the board to be addressed at the next meeting.

#### **H. Final Comments**

- The meeting was adjourned @ 7:19 PM AZ Time