

**Boulders at La Reserve Condominium Association  
Board Meeting of Directors Meeting  
Wednesday, September 20, 2017**

**A. Board Members in Attendance:**

- BC Clubhouse - Anne Lawrence, Susie Sundsby, Jim Wilde and Chris Ferril (via conference call)
- Joined at Clubhouse – Danielle Morris of PAMCO

**B. Home Owners/ Residents in Attendance:** Alvin Lewis, George Lord, Mr and Mrs Koester, Ken and Teresa Johnson, Barbara Hryniewicz, Jacek Adamiec, Alice Shull, Dave Hoppe, Leonard Grennell, Kay Zielinski, Ingrid Moss, Bob and Diane Thornton, James Baker.

**C. Meeting called to order at 6:01 PM by Susie Sundsby, Board President**

**D. Reports**

- **Treasurer Report - Jim Wilde**

Jim reported on the financials through August 2017:

Revenue – The revenue is at \$38,803 with \$5,275 in master association dues. The reserve contribution was \$4,850 from the sale of 10 units this past month. There was \$550 in lease fees and \$185 in late fees.

Expenditures – Legal expenses were at \$636, accounting at \$800. Water was at \$1,754 for irrigation and \$2,074 potable. Landscape-Softscape was at \$5,295, \$2755 of that was the contract. We spent \$1,850 on the leaning tree and building 3 grading, and \$690 to remove the leaning tree at building 11. Replacement trees were authorized in both locations. There was \$1,934 spent in roof repairs at buildings 7, 9, and 12. Capital expenditures were at \$6,920 for the mail room remodel and refurbishing.

- **Management Update – Danielle Morris**

Danielle provided a quick update on the projects that are being worked on and recently completed: Framing for the parcel lockers is complete, estimated delivery of the new mailboxes and lockers is mid October, painting project is complete, swale work at buildings 8 and 9 is complete. Building signs have also been installed. Currently working on the next phase of the decorative rock installation.

**E. Old Business**

- Deco Rock Project

Locations have been discussed and will be split into two phases.

- Parcel Boxes

The lockers and new mailboxes are scheduled for mid October. Board and Management answered questions regarding the new procedure for package pickup once the lockers are installed.

- Onsite Maintenance Duties

Management has been working with Tom on putting together a maintenance check list that he can refer back to. This has been completed. The Board reminded the owners present that contractors and handymen should be licensed, bonded, and insured. When Tom is off the clock, he does not have the proper insurance or license and, as with other uninsured/licensed workers, puts the HOA in a liable position if working at the community.

**F. New Business**

- CC&R's and Revised Rules and Regulations

Susie Sundsby provided an update on the revised rules which were completed by the attorney. She explained that the Board will be looking for input and feedback from owners and will send an email blast soon. The Board discussed the tree removal at building 11 and noted two independent experts recommended removal: structural engineer and certified arborist.

Susie also provided an update on the CC&R's and possible changes. There is ambiguous language that may be considered for amendment including declarant rights, attic insulation, and garage transfers. The attic insulation will be inspected and will need to be added to the reserve study or the CC&R's can be amended to have owners take on the insulation responsibility. Chris Ferril reminded owners that only current owners may have a garage and they may be transferred only to other owners. The Board needs to approve the transfer and the amendment to the CC&R's is handled by the attorney. The Board will be looking for owner feedback on possibly amending the CC&R's and will send an email blast out requesting this.

### **G. Board Application for Vacant Position**

Susie Sundsby announced that there is a vacant position on the Board and the Board will be looking for candidates to join. There may be two positions open, since the last Scotia units will be sold soon. An email blast will also be sent asking for interested owners to submit their applications. *Jacek Adamiec submitted his Board application at this time.*

### **H. Dead Grass at Clubhouse**

The Board reviewed the three proposals for the dead grass at the clubhouse: resodding with new grass, converting to desert landscape with desert plants, installing artificial turf. The Board also discussed the other grass areas around the community and a dog park option at the rock area by the dumpster near building 4.

*Motion was made by Anne Lawrence to approve the Groundskeeper proposal to convert the dead grass area to desert landscaping; seconded by Chris Ferril. Motion carried unanimously.*

### **I. Architectural – Update and Required Approval**

Chris Ferril is the Architectural Committee Chair and reminded everyone that an ACR form is required to be submitted and approved PRIOR to any exterior change or installation. Many use the form but some do not. This is a strong reminder that prior approval is needed for any exterior change.

### **J. Resident Request – Plants and Large Pots**

There are a number of plants and pots in the common areas next to units. While some appreciate the individuality, others believe there are too many. The Board is looking for feedback from owners and will include this topic in the email blast.

### **K. Resident Request – Speedbumps**

Management reached out to an asphalt expert on speedbump requirements and explained that there is no code for private property. Recommendation for speedbumps is the standard 18' x 18" x 3". Any higher speedbumps than 3.5" will hinder emergency response vehicles. The Board discussed additional speed limit signage and possible reducing the speed limit to 5 mph from 10 mph. For the La Reserve road, any modification is handled by the La Reserve Master Association. Speed Limit will also be included in the email blast for owner feedback.

### **L. Long Realty Request**

The Board reviewed a letter from Long Realty requesting continued use of one of the offices in the Boulder Canyon clubhouse. The Board discussed the request.

*Motion was made by Anne Lawrence to respectfully decline, noting that the clubhouse and its facilities are intended for the benefit of the owners and residents of the HOA; seconded by Chris Ferril. Motion carried unanimously.*

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

- Question regarding ventilation from the stove in first floor unit, concern that it is not venting properly.
- Concern with landscape service, shrubs not trimmed, and not sweeping grounds. Discussion of service map and current schedule.
- Question about rental policy and corporate rentals. Rental timeframe will be added to feedback email blast.
- Question about gates and whether they will be installed, owner was against gates.

### **H. Final Comments**

- Meeting was adjourned @ 8:10 PM AZ Time

Respectfully Submitted,

*Danielle Morris*

Danielle Morris  
Community Association Manager