

**Boulder Canyon at La Reserve Homeowners Association
Board Meeting Wednesday, September 21, 2016
Meeting Minutes**

A. Board Members in Attendance.

- BC Clubhouse - Marcy Fralick, Anne Lawrence, Susie Sundsby
- Via Skype - Chris Ferril, Jim Wilde
- Joined at Clubhouse - Geoff Obral of PAMCO

B. Home Owners in Attendance: Don Erford, Gerard & Carmen Fichtel, Cheryl Brown, Jan Keepers, Mark Wilson, Sally Janovec, Claude Bealer

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

- First order of business: Approval of January 20, 2016 and April 15, 2016 meeting minutes. Motion by Anne Lawrence to approve minutes as written, second by Marcy Fralick. None opposed. Motion carried. Minutes approved.

D. Reports

- **Treasurer Report - Jim Wilde**

Jim reviewed highlights of current financial statement.

Revenue - 22 units have been sold this year and fees collected. Pest control was completed and fees paid for July and August at \$150 per month.

Expenditures - Paint project paid for June and August \$58,000+. Weather has been a contributing factor delaying the project and slowing payouts. It is our hope that the project will catch up so that more can be paid out this year.

Assets - Approx. \$1,150,000.00 in the bank including CD's and savings. A few accounts are nearing the \$250M FDIC limit, so we will be looking at other banks to ensure we maintain FDIC coverage.

Jim was asked to clarify the amount listed under General Administrative Other. Jim explained that is the payment to the LA Reserve Master Association. At \$5,275. per month, we are paying \$63,300 per year. It was suggested that we have representation on the master association's board and attend their meetings to ensure Boulder Canyon is allocated appropriate resources based on our monthly association payments. Meeting schedule is on LaReserve website. PAMCO to request current accounting detail from LA Reserve and provide to Jim for additional review. Anne moved to approve August financials as presented. Second by Marcy. All in favor. Financials approved.

- **Architectural Committee - Chris Ferril**

Chris stated that several units have been sold this past year and they are making modifications that fall under the Architectural Policy. Chris reiterated that any improvement that can be viewed from the exterior of a unit MUST receive pre-approval from the ARC before any work is done. Written request must be submitted and approval received. This includes any improvement approved previously by the committee. Each exterior improvement must obtain written authorization. Pursuant to our CC&Rs, homeowners not complying with set requirements may be fined and the improvement may be removed at the expense of the homeowner. Always check the CC&Rs and contact our management company for questions. Anne asked if a welcome letter with copies of General Rules and Regulations is sent to new homeowners to ensure compliance. Geoff confirmed that letters and rules are sent to all new homeowners.

- **Landscaping Report - Susie Sundsby**

Susie went over the current structure of the LC. Since there are three members of the board on the LC, going forward all LC meetings will be held as Board Meetings because a board majority are present. Susie stated that her topic for the LC report is related to Old Business, that of tree evaluations and issues identified.

E. Old Business

- Tree Issues - Susie Sundsby
Susie provided some history on the issues of trees within our community. The topic has been under discussion since at least January 2015. Issues relating to root intrusion to water lines, property damage; i.e.: heaving sidewalks, excessive irrigation costs etc. have been discussed at great length along with solutions required. It was suggested that the opinion of licensed arborists be obtained so that all trees in our community were evaluated. The reports received advised that out of 185 trees, 15 were identified as immediate high risk, and a recommendation received that they be removed immediately, with 2 additional trees put on watch for removal in 2017. The decision was made that we follow the recommendation of the arborist and act to remove the trees for safety, property and liability issues. Bids were received and the Groundskeeper was awarded the contract with a date for the removals to be set shortly. Anne stated that this action is a good fiduciary move by the board as failure to follow the recommendation of experts might result in damage to persons or property and possible litigation. Following the expert's advice shifts the liability to the expert and away from the HOA. The LC has been directed to provide a plan for potential replacements with trees or foliage appropriate for our environment. The intent is not to leave bare areas but fill in with appropriate foliage.
- Gate Committee - Anne Lawrence
Anne stated that at the annual meeting, the topic of gating our community was presented. To explore the options available and determine if gating is something that homeowners are interested in, that a committee should be formed to research all the factors relating to this potential project. Questions relating to gate designs, costs, location, operational questions etc. Once they have exhausted all potential questions, to put it to the homeowners for their feedback. Anne asked that a letter be sent to the membership to recruit volunteers for this important topic.
- Paint Project Update - Geoff Obral
Project is moving forward despite some weather delays. Email notices are sent by PAMCO once a building is set on the schedule. Additionally, the contractor places notices 48 hrs prior to starting a building. We are pleased with the work completed so far. A few buildings had drywall or wood rot issues and those have been addressed and the project is moving forward. The goal is to get through the buildings first and then paint the peripherals (garages, carports etc) An update is forthcoming about scheduling the painting for unit's exterior doors.

F. New Business

- Newsletter - Susie Sundsby
We have published a quarterly newsletter in the past and since the process takes a lot of time and effort, Susie asked if there were any homeowners willing to volunteer to help get a newsletter out to the residents. Geoff had looked into a service that would produce a newsletter on our behalf at a cost of \$79 per issue. It was suggested to send an email to the membership seeking volunteers that may have an interest in this effort.

G. Call to Audience

- Parcel Boxes - Homeowner Jan Keepers asked for the status of adding parcel boxes. Marcy explained that the original attempt to obtain boxes free from the Post Office fell through and attempts to justify the expense fell by the wayside. It was suggested that a committee be formed to determine if the community wants to re-open the issue and look at all the questions, tasks and liabilities associated with the HOA taking responsibility for the boxes. Again, we need volunteers willing to take on the research.
- Handrail Requested - A homeowner asked that the HOA look at an area between Bldgs 5 & 6 for the addition of a handrail for the step-up from the walkway to the sidewalk. Geoff to review the area and obtain estimates.
- Carports - Homeowner asked if carport assignments could be changed. They were advised that carports are assigned as per our CC&R's and cannot be changed.
- Hot Water Heaters - There is concern over the age of water heaters in units. These are the responsibility of each homeowner. Reminder will be sent out with this regard along with reminders on cleaning dryer vents and yearly maintenance of HVAC units and condenser drains.

H. Final Comments

- Meeting was adjourned @ 7:10 PM AZ Time