

**Boulder Canyon at La Reserve Homeowners Association
Board Meeting Wednesday, February 15, 2017
Meeting Minutes**

Board Members in Attendance

- BC Clubhouse - Susie Sundsby, Chris Ferril, Anne Lawrence, Jim Wilde,
- Joined at Clubhouse - Geoff Obral of Paul Ash Management Company (PAMCO)

Landscape Committee Members in Attendance: Linda Balzer, Sally Janovec

Homeowners in Attendance: Donald & Yvonne Erford, Hank Baumer, Margo Wilkinson, Jane Etta King, Lee & Linda Curry, Louise Kuester, Denny & Jean Lauer, Jacek Adamiec

Meeting called to Order at 6:00 PM by Board President, Susie Sundsby

- Approval of January 18, 2017 meeting minutes. Motion by Anne Lawrence to approve minutes as written, second by Jim Wilde. None opposed. Minutes approved.

Capital Budget:

- 2017 Capital Budget - Jim Wilde went over the items still outstanding in the capital plan.
 - a) Pool Furniture: Confirmed the purchase of new pool lounges & additional table and chairs. Expenditure of approx \$17,000 in capital budget
 - b) Postal Boxes/Parcel Boxes: One quote received for the replacement of existing mailboxes (pursuant to current Reserve Study) and the addition of parcel boxes. \$21,000 allocated in capital budget as we await additional bids. Discussion to continue.
 - c) Fitness Center Floor Replacement: Multiple proposals received for replacement in each room. The decision was to refinish the hardwood in the weight room and replace the carpet in the cardio room with rubberize tile. Estimate of \$5,000 included in capital budget.
 - d) Swale Rehabilitation - we are targeting the area between buildings 8 & 9 to be completed in 2017. Awaiting decision on landscaping contractor prior to awarding project. Funds allocated.
 - e) Replenish Deco Rock - 182 tons of material required for initial replenishment. Increased to 200 ton and allocated \$14,000 in operating budget.
 - f) Completion of Painting Project - remaining balance of \$65,000 included. Project to be completed on budget.
- Motion made by Chris Ferril to accept the capital budget. Second by Anne Lawrence. No opposed. Motion carried.
- Water Valve Replacements - there are seven (7) valves that require replacement. Bids received. Awaiting clarification of process for replacements.

Landscape Committee Discussion:

- Susie advised per previous board meeting discussions, the board has gone out to bid for landscaping contracts. Six (6) bids have been received. The board is reviewing each for full service, looking at those that provide areas of expertise in irrigation employ certified arborists and have an in-house design staff. Additional review and decision pending.
- Tree Removals Scheduled - Two trees identified in 2016 as problematic to be removed; one at building 16, the other at the carport near building 15.
- Irrigation - Item on hold pending anticipated landscaping contract. Need irrigation analysis to be completed as part of the contract.
- Recommendations for replacement / additional foliage in the community - Pending on anticipated landscaping contract.
- Community Entrance - Native plants vs. flowers. Discussion to add foliage that would be drought resistant and inviting. Engage designer pending anticipated landscaping contract.

- Grass Area Reductions - grass areas were removed as an initial test in several areas within the community. As water rates continue to rise, we will continue to look at additional ways to conserve water with the possibility of removing grass in additional areas to create more desert landscape. Anne interjected that there are a number of ways of conservation, one of which is the use of effluent (waste) water. This is being used in some municipalities. Alternate methods of savings, costs associated with any new system and other factors would have to be researched in depth before this would be considered.
- Artificial Turf - Homeowner asked about the potential of replacing real grass with artificial turf. Concerns were expressed regarding cost as well as potential smell and cleanliness factors. Discussion tabled pending additional research and anticipated landscaping contract.

Susie reminded homeowners attending today's meeting of the upcoming Annual HOA Meeting to encourage their attendance.

Adjournment: Board meeting adjourned at 7:19 PM to allow for board member Anne Lawrence to exit the meeting. Meeting reopened briefly to allow for Call to Audience questions.

Call to Audience

The following questions were posed by homeowners in attendance:

- How will the parcel box proposal be communicated to the homeowners? Via email
- Can we get surveillance in the mailbox area?
Homeowner expressed concern about recent instance with her mailbox either being left open or broken into. It was acknowledged that recent issues seem to have been attributed to a replacement carrier. Our regular carrier is back from medical leave. Concerns noted. No plan at this point to add camera to that area.
- Where are the areas that Deco Rock will be placed?
The priority list for this initial project:
 - 1). All sides on Bldgs 4, 15 & 17
 - 2). Bldg 10 North Side
 - 3). Bldg 11 North Side
 - 4). Bldg 12 South & West
 - 5). Bldgs 8 & 9 all sides (post swale work)
- What is the size of rock? 3/4 to 1 inch
- When will irrigation lines be confirmed?
Homeowner in bldg 4 concerned about irrigation lines that would affect planting of foliage near her unit. Jim indicated that our current landscaping company was looking into whether lines were turned on and working properly. This is an issue that will be directed to the landscape contractor as part of the anticipated landscaping contract.

Meeting closed 7:26 PM