

## **Boulder Canyon at La Reserve Homeowners Association Board meeting Wednesday, January 15th, 2014-Minutes**

### **A. Board Members in Attendance**

BC Clubhouse: Kurt McMillen, Chris Ferril

Via Speakerphone: Tom Morton, Susie Sundsby and Brian Wilson

Joined at the clubhouse by Geoff Obral of Paul Ash Management Co.

**B. Homeowners in attendance:** Carol La Croix, Marcy Fralick, Jill & Tom Perry, Margo Wilkinson, Jim Wilde, Jan Keepers, Pat & Dave Heine, Linda & George Balzer, and a representative from unit 17205.

### **C. Call the meeting to order at 6:00 P.M. by Chris Ferril, President**

Chris stated that the Board has received and reviewed the minutes of the November meeting and the minutes were approved without correction.

### **D. Treasurer/Committee Reports:**

- **Treasurer Report - Susie Sundsby**
- Susie reviewed highlights, trends and issues in the November and December 31, 2013 cash flow statements. First item on the list is the writing off of old assessment delinquent accounts for a total of about \$17,000. Under other income, the HOA has a favorable water reimbursement of \$17,000 due to passing on Oro Valley water/sewer rate increases to all homeowners. Our biggest issue continues to be the unfavorable variance for water & sewer operating utility expense. Actual water expenses for the year are \$76,258 versus budget of \$50,000 so we have an unfavorable variance balance of \$26,258. Under capital expenditures no new ones in December. We did pay in November for the exercise bikes and BBQ's. Actual capital expenditures for the year are \$53,849 versus budget of \$49,372 so we are over budget by about \$4,500.
- **Management Report Geoff Obral PAMCO**
- Geoff pointed out one maintenance item that is outstanding, quite a few roof leaks. Currently, there are 12 roof leaks scheduled for repair Feb 10, 2014. Since our initial report we have had 8 more roof leaks reported that the roofing company will look at on Friday and hope to get them all repaired at the same time.

### **E. Old Business Chris Ferril**

Drainage problem in front of Bldg. # 13 - The board hired an independent contractor, Walt Rogers to get an outside opinion to fix the drainage problem/access issue done by Complete Landscaping (CL).

Walt recommended we re-do the work done by CL and install sidewalks to connect the entrances of building 12/13. We are waiting on additional bid from Angiolini Custom Concrete. Chris and the Board discussed options and Kurt and Susie recommended we move forward with the project. Susie stated that Angiolini does very good work and was on our list of approved vendors.

Geoff Obral on window cleaning update. The “Better View” window cleaning company was contracted to clean the clubhouse windows on January 31<sup>st</sup>. They are giving discounts to home owners to clean units if they want it done.

Block wall repair and painting. Susie and Chris walked the exterior wall and noted there is a lot of work to be done and the project has been deferred from last year as we had other necessary capital expenses. The board selected Grand Canyon painting to perform the job at \$2,800. We have budgeted \$6,000 to allow for extra costs should more repairs be found when doing the job.

Breezeway Power Washing – D&B Power Washing Services selected for \$2,650. Chris has contacted them to start the work and as soon as a date is set we will send a communication out to everyone.

Chris on restructuring of committees (update). The Board this year has decided to use sitting Board members as heads of the committees for better communication. Chris thanked all volunteers and informed those in attendance that the committees are always looking for new members

Tom Morton ARC

Susie Sundsby, Finance

Kurt McMillen, Rules and Regulations and Landscaping.

## **F. New Business**

Entrance Sign – Chris announced that the Board is looking at update options.

Management Contract – Kurt led the discussion with follow up from Susie. Bids reviewed (including PAMCO). Kurt made a motion to approve the PAMCO contract and Susie seconded. Board approved unanimously.

Reserve Study – Board reviewed 3 bids for Reserve Study. Capital Reserves Analysis selected for Full Study at \$1,200 for end of 2014 to use for 2015 Budgeting Process.

Rubbish Collection – Board reviewed bids and will continue service with Republic Services with a 2 year extension at \$723.45/month.

Current Year 2014 Budget – Susie reviewed the draft 2014 budget components and proposed changes to assessment rates with follow up from all board members and

comments from owners present. Upon final review of the 2014 budget by the Board, including the Board also reviewing the analysis of the previous year's spending and proposed upcoming expenses, the Board voted unanimously to approve a \$20 increase to the Boulder Canyon 2014 HOA monthly assessment. Additionally, The Master Association board approved an increase of \$0.98 for its members for 2014. Susie made a motion to approve The Boulder Canyon at La Reserve 2014 Budget which was seconded by Tom. Budget approved unanimously by the Board of Directors.

Nominations Committee – To be chaired by Brian who will select committee members. Two, three year terms open for election.

**G. Call to Audience:**

- Linda Balzer – thank you to Board for new exercise bikes and work on budget.
- Steve Blackburn – Requests that Recycle Bin at Building 11/12 be moved to free up parking space.
- Leonard Grennell – Suggested that tenants be required to sign document agreeing to CC&Rs.
- Jim Wilde – Confirmed that anyone may apply for Committee Positions. Questions regarding water costs and billing.
- Kurt – Reported that water increase is only an interim solution to compensate for overages that have been accrued over the years. Other options will be reviewed.
- Jimmy Ferril – Reported that Landscape Committee packet was not a Board approved publication.

**H. Final Comments:** Chris reminded homeowners of the March 19, 2014 Annual Meeting.

**I. The Board Meeting Adjourned at 7:40 pm.**