

Meeting Minutes:
February 15th, 2012
2PM @ The Boulder Canyon Club House

Board in Attendance:
Skype: Bill Siegel
At the Boulder Canyon Clubhouse: Larry Moore, Susan Sundsby, Chris Ferril

Call to Order by Chris Ferril

Motion to approve the January meeting minutes by Chris Ferril, second by Larry Moore.

Treasure's Report

The 2012 Budget has been now finalized. The assessments will remain the same despite the master HOA dues going up. The 2012 budget went up for board approval and was accepted by a unanimous decision.

January financials reveal nothing new and unusual. There were legal fees encountered for the settlement of the garage issue (legal fees). All of this fell in line with the budget.

Landscaping Committee Report

Landscaping analysis report has been reviewed by the landscaping committee and awaits board approval.

The survey report is coming in and needs authorization of payment for outstanding invoices.

According to Olsson, copies of the 1994 construction documents have been obtained. They have reviewed this and noticed that about 50% of the original landscaping is either dead or has been removed.

In January, \$3,000 was spent on landscapers, including repair of an irrigation line north of building 6, plus the placement of flowers at the entrance to the community.

Dave and Pat Heine are in the process of mapping all the trees on the property. Mapping of the irrigation lines on the property is planned as well.

Someone fell on the property in front of building #6 recently, as witnessed by a renter in building #6, and therefore the landscaping committee would like to install a railing across this area. Bill Siegel asked if there were any changes to this area since last year which may have lead to the fall, as this has not been a risky area in the past. Nobody indicated there were any changes to the walk way in that area. C Ferril asked that incident reports be provided with details surrounding the fall. i.e.: names of individual, unit #, date and time. LC was unable to provide immediate information but stated that they would obtain and provide to the board for additional review.

The landscaping committee feels that the ramp at building #4 needs to be improved to meet the Americans with Disabilities Act.

Old Business

A security and card access system to the pool/amenity areas is being worked on and is in the final planning stages. The board discussed closing one of the access gates and making it available as a maintenance only entrance, which would save a lot of money on the new electronic access system. The first swipe card for each unit will be at no charge to the unit owner, the second card or a card replacement will be available at a nonrefundable fee of \$25. A max of 2 cards per unit will be allowed and any lost card will be \$25 for a replacement. For rental units, owners will be responsible for anyone who uses the card associated with their unit.

The billboard in front of the complex will be removed according to Brian Wilson, however while maintaining the right to put it back up, and the declarant would like the board to sign to this understanding.

Emergency water shut off installation for each unit was brought up, however this has been tabled due to cost.

Clarity on the quotes for window replacements which are needed in the club house was mentioned, however this issue has been tabled do to the expense involved to move forward.

Chris Ferril mentioned that there has been talk that some units are renting for less than the full 30 days required as per the CC&R's. A proposal was made that the board send out a notice to all homeowners and rental agencies doing business at Boulder Canyon, restating this policy and the boards' intent to enforce the policy. Forms for homeowners who do rentals will be worked on for Paul Ash to keep on file.

New Business

A proposal to switch board meeting times was brought forward. The CC&R's require that the board hold at least 4 meetings per year. By a unanimous decision, the board agreed to hold meetings every other month. Timing of the meetings was also brought up and again by unanimous decision, decided the meetings will be held at 6 PM at all future meetings. Executive meetings can still be called at any time by the board.

Dave Heine asked if the HOA is responsible for the care and maintenance of all garages. It was decided that the HOA is indeed responsible for garage maintenance (in the CCR's). There was additional discussion about section 8.1 of the CC&R's and how that may apply to the HOA's role in garage maintenance. The board agreed to review CC&R's regarding this issue and provide a decision to Mr. Heine as quickly as possible.

The plaster in the spa is cracking. Three bids have been received for the cost of resurfacing. The reserve study has the spa needing a resurfacing every 8 years, but one of the quotes stated a warranty of 10 years. This was tabled pending further information and clarification of the warranties offered in the bids.

Chris Ferril discussed going to the most recent La Reserve board meeting for the purpose of identifying what Boulder Canyon is paying for, and check into the issue of the payment schedule. A person from La Reserve board mentioned that Boulder Canyon dues helps pay for not only the use of "La Reserve" in the address, but also for roads, sewer systems and landscaping. C Ferril & S Sundsby to set up a meeting with Lynn at LaReserve to further clarify our position.

Call to Audience

Dave Heine asked about the availability of the boards meeting agenda and minutes. The minutes need to be approved at each meeting for the previous board meeting, and are therefore NOT available until this occurs. It was discussed that he would like to see the meeting agenda in advance of the meeting vs having it available very late in the process. According to Chris Ferril, this document is a fluid document, which changes often, at the last minute as well, and therefore making it very difficult to hand out in advance of any board meeting. However, it could be put on the website and thus be changed from time to time as the board meetings approach.

Larry Moore mentioned he was the President of the Nominating Committee and needs two more members.

The social committee brought up that they have a jewelry event coming up on the 18th.

Chris moved to adjourn the meeting and mentioned the next meeting would be the Annual Meeting on March 21st at 6PM.

Homeowners in Attendance:

Jill Perry
George Lord
Carol LaCroix
Pat Heine
Dave Heine
Joseph Babur
Marcy Fralick
Tom Perry
Jill Perry
Jimmy Ferril
Betsy Bowie