

Friday, February 7, 2014
Emergency Meeting of the Board of Directors
At the Boulder Canyon Clubhouse

Emergency meeting of the board was called to discuss Building 13 Project – Access and Drainage Issue

Board in Attendance:

At Clubhouse – Chris Ferril, Kurt McMillen, Susie Sundsby
Via Conference call: Brian Wilson and Tom Morton

PA Management: Geoff Obral

Homeowners in attendance: Jim Wilde, Marcy Fralick, Carol LaCroix

Meeting was called to order at 1:00 PM AZ time

Chris Ferril opened the meeting providing general information regarding the Building 13 project and provided the independent consultant's (Walt Rogers) recommendation to correct both the drainage and access issues. It was noted that Doug Angiolini was contacted to obtain a bid for the work and the bid was accepted by the board. Anticipated start date was to be 2/10/14 with work to be completed within one week. On Tuesday, 2/4/14, Kurt advised of an additional issue with this project that was never communicated to the board. Jim Wilde informed Kurt of what he indicated as one very important point. Kurt was told that the #1 "water flow" issue was with respect to monsoon rain from two down spouts that exited through the curb and into the parking area (and the flow from the grass watering was secondary).

When Susie and Chris met with Walt (regarding his recommendation) we spoke about the drains and Walt advised that the drains needed to be there to direct the water out of the parking area and down to the exit. To redirect the water to the west towards Building 14 would create additional issues with the swale near Bldg. 14. The extreme concentration of water flow to that area could create flooding issues with Bldg. 14. This meeting is to determine the best course of action in moving forward with the Building 13 Project.

Chris asked Kurt to lead today's discussion. Kurt stated that were two issues still on the table; 1) the two down spouts that Jim Wilde notified Kurt as the real issue and 2) Complete Landscaping's (CL) net invoice of \$877 for previously completing some of the drainage work at Bldg. 13. With respect to the CL invoice there was a short discussion among the board and Jim Wilde. Kurt made a motion to pay the CL \$877 invoice and Susie seconded. Approved by majority vote.

Chris then brought up the impending work with Angiolini and asked Kurt to discuss. Kurt gave some background on the two down spouts with additional input from Jim Wilde and Marcy Fralick. Kurt presented three options for the Building 13 project:

1. Keep current swale as is and have water pooling;
2. Go with Walt Roger's recommendation and Angiolini's bid;
3. Reroute the water flow to go into the Building #14 swale.

Considerable discussion about the pros and cons of each option and other alternatives were discussed with the present audience. Susie suggested a short-term solution to turn down the grass irrigation and consider whether

to keep the grass in the fall when CL starts planting the rye grass. Chris asked the board and the audience if we were ready for a final motion on the Building 13 project. Kurt made a motion to go with the current plan (Walt's recommendation and Angiolini's bid) with a modification to use rock/ rock rip rap instead of stabilized granite and turn down the irrigation water at Building 13 grass. Susie seconded. Approved by majority vote. There were no further comments or questions. Chris thanked homeowners for their attendance and providing their valued opinions on the project.

Meeting was adjourned at 2:00 PM.