

# **Boulder Canyon at La Reserve Homeowners Association Board Meeting Wednesday, January 16<sup>th</sup> 2013 – Minutes**

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

- BC Clubhouse: Chris Ferril, Susie Sundsby George Lord and Kurt McMillen
- Via Speakerphone: Brian Wilson
- Joined at the clubhouse by Brianne Hansen of Paul Ash Management Co.

**B. Homeowners in Attendance:** Carol LaCroix, Pat & Dave Heine, Braxton & Patty Cooley, Marcy Fralick, Linda & George Balzer, Tom & Suzanne Morton, Jimmy Ferril, Martha Cray, Erik Wegrzyniak

## **C. Call the Meeting to Order at 6:00 PM by Chris Ferril, President**

- Chris Ferril requested that the audience hold their comments/questions until directed to make a comment and they will then have the opportunity to speak.
- November 2012 HOA Board Meeting Minutes: The minutes were approved without correction.
- December 2012 Emergency Board Meeting Minutes: The minutes were read, recommended for approval, seconded and approved without correction.

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

- **Treasurer Report (Susie Sundsby)**
  - Susie Sundsby reviewed highlights, trends and issues in the November and December 31, 2012 financials. Discussion ensued.
  - Susie will meet with HBL on 1/24/13 when they start the review of the HOA's 12/31/12 financial statements.
  - The CY13 Annual Reserve Study will not be performed since there is no requirement to do so. We will re-look at performing the study in CY14 during next year's budgeting process.
  - The 2013 budget has been revised to include pool heater replacement estimate of \$2,800 and increase the common area painting to \$6,000. Chris noted that there is no increase to 2013 HOA assessments.
- **Landscaping Committee (George Lord)**
  - Please see the Landscaping Committee 011613 Report and the Landscaping Committee CY13 Budget Priorities attached.
  - George commented that homeowners can participate in purchasing and planning the location of new landscaping. This would be done in concert with the Landscaping Committee's overall CY13 plan.
  - George also commented that the current tree trimming quote is high and the Landscaping Committee will pursue additional bids (see the Landscaping Committee CY13 Budget Priorities document).
- **Property Management Update (Brianne Hansen)**
  - Brianne introduced Darcy Rodriguez. She will be assisting Brianne with the Boulder Canyon management tasks.
  - Brianne commented that the water meter battery replacements are on-going by Tom Martinez. There are 39 batteries still to replace (to be completed by the end of February 2013).

## **E. Old Business**

- Handicapped Parking (Update): The addition of two new Handicap parking spaces is complete (near Bldgs 3 and 4).
- Fitness Center Bike Seat/Back Cushions (Update): The project is now complete.

- Posting Board for Mailroom (Update): A cork posting board will be installed. The HOA Board will monitor and control postings.
- Pool Repair/Resurface (Update): This was the topic of the Emergency Board meeting in December 2012. The pool repair and resurfacing will now start on May 1, 2013. Homeowners have been notified.
- Garage Transfer Issue (Update): Brian commented that we still have a problem with three garage title transfers. Two will be resolved by the end of the week. The third is more problematic and required additional documentation to complete the transfer. Going forward, the transfer responsibility needs to be clearly placed on the buyers and sellers. The applicable Title Company needs to also be aware of the requirement that titles must be changed on BOTH parcels (Unit & Garage) as applicable.
- Clubhouse Rental (Update): The Clubhouse Rental Agreement was revised to allow reserving the clubhouse by all residents (not just homeowners). A \$25 non-refundable Rental Fee (to cover routine wear and tear and utilities) has been established coupled with a refundable \$200 deposit (to cover non-routine damage if necessary). The rental agreement changes were recommended for approval, seconded and approved by the Board.

**F. New Business**

- Tree Intrusion: La Reserve Apartments agrees that they need to correct this problem (behind Bldg 17). They are going to remove the tree that has encroached on Boulder Canyon property. They will remove the tree on Thursday (1/17/13) at 10:30am and then they will repair the damaged fencing afterwards.
- Pool Heater: Paul Ash Management received three bids. The Leslie's Swimming Pool Supplies proposal was recommended for approval, seconded and approved by the Board. The new pool heater will be installed on Monday, 1/21/13.
- CY13 Budget Approval: The 2013 Budget has been reviewed by the FC and all board members. Brian made a motion to accept the 2013 budget which was seconded and approved by the Board.
- CCR Violations Enforcement Policy: The draft policy is still being reviewed by the Board. Recommended revisions were discussed. George will provide recommended revisions to the draft policy.
- Nomination Committee: Susie will be the Nomination Committee Chair. The Board positions of both Kurt and George will be open. Marcy Fralick and Linda Balzer volunteered to assist. Candidate applications for the open board positions will be available soon. The selected nominees will serve on the board for a period of three years once formally elected at the March 20th Annual Meeting.

**G. Call to Audience:** With respect to Garage Assessments, Braxton Cooley (owner of two homes and two garages) requested clarification on garage owner responsibility for garage repairs. The repair responsibility depends primarily on the source of the garage damage, so the repair responsibility will be assigned on a case-by-case basis. Chris commented that the new garage assessment requirements were distributed to, and approved by, the Boulder Canyon homeowners late last year. The associated Policy is being drafted and will soon be posted on the documents page of the BC website. It was emphasized that regardless of the garage damage incurred, each garage homeowner must have adequate insurance coverage. Chris reminded the attendees that the new garage assessment requirements are in accordance with the guidance provided by our HOA attorney.

**H. Final Comments:** Chris reminded homeowners of the March 2013 Annual Meeting. A change in venue (from having the meeting at the Boulder Canyon clubhouse) may take place. Information about the meeting and location will be distributed to homeowners as it is finalized. Chris will provide a 2012 overview at the Annual Meeting.

**I. The Board Meeting Adjourned at 7:28pm**

THE BOULDERS AT LA RESERVE

Date: January 16, 2013

To: The Boulders at La Reserve Condominium HOA Board of Directors

From: The Boulders at La Reserve Landscaping Committee

Regarding: Bi-Monthly Report (11/13/2012-1/16/2013) of Activities

The Landscaping Committee has been finishing our 2012 projects, and deciding which projects to recommend to the Board, as well as negotiating our 2013 Budget.

The combined 2012 expenditures of the Landscaping Committee Operating and Capital Purchases were only \$1,400 over the 2012 budgeted amount. We were able to have five drainage and erosion control related projects completed at no additional charge by utilizing labor and materials from regularly funded projects.

The format of the Budget is a bit different this year; projects were prioritized and approved, and the funds are to flow from one category down to the next as they are completed, thus allowing more flexibility with our funding.

Our major project of 2012, Bldgs. #12-13, was successfully completed, and we are beginning the process of setting up a timeline for the Bldgs. #7-8 Project. As we did in 2012, we are focusing on remediating longtime neglected areas of our community. In 2013, we will be researching, developing, and recommending a long term strategy for dealing with these issues.

There are budget detailed information sheets available from the Landscaping Committee that include both completed 2012 projects, proposed 2013 projects, and the 2013 Budget breakdown.

Respectfully,

The Landscaping Committee

George Lord, Carol B LaCroix, Marcy A Fralick, Pat Heine, Jim Wilde

ALLOTTED FUNDING \$76,650.

PRIORITY #1			BALANCE AVAILABLE	COMMENTS
	MAINTENANCE CONTRAC	\$33,430.00	\$43,220.00	(A) Standard maintenance contract with CL (B) Three men/two days, 32 Hours per week
PRIORITY #2				
	IRRIGATON REPAIRS & REPLACEMENT	\$4,000.00	\$39,220.00	(A) Repair and/or Replace 15 year old plus irrigation system (B) Lawn Inspection completed, drip system week of 11/12/12
PRIORITY #3				
	DRAINAGE & EROSION REPAIRS	\$6,300.00	\$32,920.00	(A) Three areas along along Pusch Wilderness Dr (B) Bldg #15 Partial Drainage System Remediation
PRIORITY #4				
	TREE TRIMMING	\$7,500.00	\$25,420.00	(A) Grooming analysis completed by 11/ 21/12 (B) Pat will be point person, working with CL to prioritize trees to be groomed
PRIORITY #5				
	WINTER RYE	\$1,400.00	\$24,020.00	(A) May vary slightly with seed price fluctuation
PRIORITY #6				
	FLOOD & SAFETY REMEDIAL PROJECTS			
	BLDG #7-8	\$18,000.00		(A) Critical area of remediation per Olsson Report
	SURVEY	\$0.00		(B) Survey completed in 2012
	PROFESSIONAL FI	\$7,500.00		
		\$25,500.00	(\$1,480.00)	
SWALE REMEDIA' :				
PRIORITY #7	#13-14	\$2,500.00	(\$3,980.00)	(A)Critical area of neglect to be remedied, then CL to maintain
PRIORITY #8	#8-9	\$2,500.00	(\$6,480.00)	(A)Critical area of neglect to be remedied, then CL to maintain
PRIORITY #9				
	PROPERTY ENHANCEMEN	\$16,000.00	(\$12,480.00)	(A)Averages \$1,000 per building (B)Residents encourage to participate in process, i.e., volunteering to work on or funding a beautification project