

**Boulders at La Reserve Condominium Association
Board Meeting of Directors Meeting
Wednesday, January 17, 2018**

A. Board Members in Attendance:

- BC Clubhouse - Susie Sundsby, Brett Holdridge Leonard Grennell, and Chris Ferril
- Joined at Clubhouse – Danielle Morris of PAMCO

B. Board Members Absent: Jim Wilde

C. Meeting called to order at 6:00 PM by Susie Sundsby, Board President

D. Approval of Prior Meeting Minutes:

- November 16, 2017 Board Minutes
- January 10, 2018 Irrigation Meeting Minutes

Motion was made by Brett Holdridge to approve both sets of minutes, as written; seconded by Chris Ferril. Motion carried unanimously.

E. Nominating Committee: Brett Holdridge volunteered to chair the Nominating Committee for the 2018 Annual Meeting process. Call for volunteers to join the committee will be sent out in the coming week.

F. Reports

- **Treasurer Report – Susie Sundsby on behalf of Jim Wilde**

Susie reported on the financials through December 2017:

Cash:	\$1,153,971.03
Assets:	\$1,170,408.00

There were twenty-one (21) leases for additional revenue of \$525 and late fees of \$107. Other additional revenue included \$278 in interest from the HOA CD investments as well as \$1,940 in reserve contributions from unit sales.

Expenses included \$800 for janitorial porter (Tom's substitute while on vacation), \$15,712 in hardscape, \$3,477 in softscape, \$1,388 plumbing pipe repair, and capital expenditures of \$1,350 for overhead lighting in the mail room.

- **2018 Budget – Susie Sundsby**

Highlights from the draft 2018 budget included no assessment increase, no master association increase, a small increase in legal fees, and the following capital expenses: clubhouse furniture and cleaning, irrigation overhaul phase 1, and building 16 and 13 swale work.

- **Management Update – Danielle Morris**

Danielle Morris provided an update on the recent completed projects: tree trimming (89 trees trimmed, five trees removed), decorative rock project (new rock at buildings 8, 9, 3, 10, 11, and 13), and reusing existing rock in the bare area along building 3 perimeter fencing. She also reminded owners that the Rules and Regulations were revised to include new rules (one pot by door, benches approved on a case by case basis, lockboxes only on front door handle). The Board consulted with the HOA attorney who confirmed even technical changes and removal of irrelevant language still requires a 2/3 yes vote from the owners of the community. The Board has elected not to proceed with any amendments at this time.

G. Old Business

- Nominating Committee
Brett Holdridge announced one position open for the Board of Directors and that he will be looking for volunteers to communicate updates and to review candidates in preparation for the 2018 Annual Meeting.
- CC&R's Attorney Response
Susie Sundsby and Chris Ferril updated the owners on the current status of the six garages that have been retained by prior owners. The attorney is looking into the issue and the best approach in notifying these prior owners. The CC&R's define garages as limited common elements, they are not owned.
- Rules and Regulations
Chris Ferril reminded the owners of the recent revisions. No potted plants are permitted in the common areas. Only one potted plant is permitted next to the front doors of each unit. Benches will be reviewed on a case by case basis to ensure the size does not inhibit access by emergency personnel. Please be reminded that any and all changes visible from the exterior require prior architectural approval. Lockboxes are only permitted on the front door handle and not on any common element or limited common element.

H. Call to Audience - Home Owner Reports/Requests

- Concern with owners being prohibited from using maintenance staff member Tom Martinez. Would the Board consider permitting Tom to sign a waiver? *This will be researched by Management and discussed with the Board.*
- Concern with weekly rentals, which are prohibited. *The board will confer with the HOA attorney regarding this issue.*
- Request for more bike racks and new racks be securely attached to the ground. *Board will review potential locations for additional bike racks and order as appropriate.*
- Question regarding Comcast advertising. *The developer of the HOA entered into an agreement with Comcast which allows them to advertise freely to owners. Owners are not obligated to use their services.*
- Request for the Board to adopt a policy prohibiting second floor owners from installing hard flooring. *The Board agreed to discuss this with the attorney. It will most likely require an amendment to the CC&R's.*
- Question about the dog park. *There were mixed results from the survey and the park would cost around \$6,300. The option has been tabled at this time.*
- Question as to who owns the desert land across the street. *This belongs to La Reserve Master HOA.*
- Concern from an owner who has pots in the common area, the area around her unit is completely bare. *The Board will be evaluating areas outside of all patios with the intent to install new plantings and enhance those that do not have vegetation.*
- Concern with the high activity by the doggie station at building 4. Residents are allowing dogs to urinate on plants, which may be damaging the plants. *No solution at this point other than asking owners to refrain from walking their dogs near patios and foliage.*

I. Adjournment

- Meeting was adjourned @ 7:10 PM AZ Time

Respectfully Submitted,

Danielle Morris

Danielle Morris, CMCA
Community Association Manager