

Monday, July 1, 2013
Emergency Meeting of the Board of Directors
At the Boulder Canyon Clubhouse

Emergency meeting of the board was called to discuss Tree Trimming Maintenance

Board in Attendance:

At Clubhouse – Kurt McMillen

Via Conference call: Chris Ferril, Susie Sundsby, Brian Wilson, Tom Morton

PA Management: Geoff Obral

Homeowners in attendance: Don and Yvonne Erford, Marcy Fralick, Carol LaCroix, George Lord

Meeting was called to order at 6:00 PM AZ time

Chris Ferril opened the meeting providing general information regarding tree maintenance. It was noted that the original contract with The Groundskeeper was put on hold to be completed in the fall of 2013, but recent events and reports from concerned residents, regarding downed limbs, substantial overgrowth of numerous trees have heightened the board's concern for the safety of our residents and property. This meeting is to determine the best course of action in moving forward with the tree maintenance.

Chris asked for an opinion from each board member present:

Kurt McMillen stated tree maintenance requires immediate action. Tom Morton agreed that a number of trees in the community were overgrown and far too close to buildings. Ultimately, the cost of tree trimming and maintenance will increase if we delay any longer. Susie Sundsby agreed that maintenance needs to be completed immediately and if The Groundskeeper has availability, the maintenance should be completed as soon as possible to prevent more problems. Brian Wilson responded that safety is a top priority and trees hitting a building or roofs causing damage could cost more if we wait to complete the work. Brian also asked why the tree trimming maintenance was delayed until the fall.

Chris reminded the board that the original recommendation from the Landscaping Committee was to contract with The Groundskeeper. The board agreed to the contract with the caveat that the total cost be within the current budget of \$7500. The Groundskeeper was informed of our requirements and they were able to come in line with our budgeted numbers. The LC was advised of the approval of the recommendation and the contract signed and that the work was to begin in May. Miscommunication between the Landscaping Committee and the Board regarding this project, and the premature removal of two pool trees created a minor roadblock that resulted in a stop work order.

There were no further comments from the board, therefore Chris asked for a motion on the issue.

Susie Sundsby submitted a motion to restart the tree maintenance project and retain The Groundskeeper as per our signed contract. The motion was seconded by Tom Morton.

Chris opened the discussion to the homeowners present.

Carol LaCroix stated that all trees within the community should be trimmed to acceptable standards at a cost that is close to \$40,000, much higher than the amount budgeted for this year.

George Lord commented that he was concerned over the map of trees provided by The Groundskeeper and the number of trees they recommended be removed, as some of those trees show foliage.

Chris stated that we will require another review of the trees designated on the previous mapping and request The Groundskeeper re-evaluate those trees designated for removal to determine their status prior to them being taken down.

George also wanted to acknowledge the work of homeowners, Pat and Dave Heine in taking on the task of mapping all of the trees on our property and obtaining all of the bids for the project.

Marcy Fralick expressed concern over using The Groundskeeper for this project and would rather contract with our current landscaper to complete the work.

Susie explained that we have a signed contract with The Groundskeeper that was just placed on hold. Kurt concurred that it would be difficult to terminate the contract and that it would not be in the HOA's best interest to do so.

Tom Morton added that The Groundskeeper needs to make sure that trees are cut back sufficiently as pack rats and other rodents are using the trees to gain access to roofs and attics in our community. The trees are far too close to many of the buildings.

Kurt concurred that The Groundskeeper must complete a re-evaluation of the original tree mapping and that special mention will be made regarding the potential rodent issue.

After all comments were addressed, Chris asked for a vote on the proposed motion from each board member. The members of the board voted unanimously to approve the motion and the motion passed.

Chris advised that Geoff Obral will contact The Groundskeeper to schedule a walkthrough to re-evaluate the tree maintenance mapping. Geoff and members of the LC will be included in the walkthrough to address any lingering questions. Once completed, the work will be scheduled to be completed as soon as possible.

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 7:00 PM.