

Board Members

In Attendance: Larry Moore, and Priscilla Garcia at the Paul Ash offices
Bill Siegel, Chris Ferril, Susan Sundsby via conference call

I Call to Order

Approval of meeting minutes from May 18th, motion by Chris and second by Larry to accept.

II Treasurers Report

Susan Sundsby – reporting on two months, April and May. Revenues for both months are on target as the budgeting is close to actual.. Reserve fees account #411600-0040 listed under “assessment revenue” – is used for when a unit is sold and the new owner pays a sum of money up front. Chris asked where do these funds go, Susan not sure, possibly into the Wells Fargo account.

April expenses are close to budgeting – includes maintenance and repair. Landscaping is biggest expense .Capital expenditures: \$3,105.00 was incurred in April for tiles on roofs replaced – 157 in total on all buildings and \$1,112.00 for a domestic water leak.

May payroll is off from the budget (lower) in our favor by about 52% year-to-date. Susan suggested the off amount may be due to seasonal fluctuations in maintenance needs. Priscilla suggested keeping this budget as is until new budget is made for 2012. There were no capital expenditures in May.

Susan had a discussion with Natalie Kujawa ,the CFO of Paul Ash Management. Discussed where Boulder Canyon cash assets are held. Currently Boulder Canyon has CD’s with Commerce Bank and Alliance Bank, and money market accounts with Wells Fargo. Currently the CD’s are on auto-renew. Quotes on new rates not yet obtained. Susan’s opinion is that we have plenty of cash available in money market accounts to meet any immediate needs. Chris motioned that we look into quotes and obtaining better rate CD’s, Larry and Bill agreed.

Susan mentioned that the HOA has not had an independent annual audit of our books maintained by Paul Ash which is called for under the CCR’s Article XIII, section 13.4. Our Bylaws of Boulder Canyon state that an independent review will be performed every year. Natalie Kujawa at Paul Ash confirmed that no audit or review has been performed for Boulder Canyon since 2006. Member of the audience, George Lord mentioned that he had been turned down initially for a mortgage because an internal balance sheet from Boulder Canyon was all he was able to provide the bank who had requested an historical audit. Chris asked Susan for a recommendation regarding this issue. Susan wants to confirm why the developer never had an audit or review done and discussed that the high cost for doing such an audit may have been a factor. OPEN ISSUE – Susan asked Natalie to get independent quotes on an audit/review.. If there is a reason not to do the audit then we should know why, or we may need to amend the CCR’s.

III Management Report

According to Priscilla there are legal fees to keep in mind when it comes to collections. The first letter we have “legal” send out costs us \$150.00. We may or may not be able to collect this depending on whether the homeowner pays or not. However this fee from the legal department does in fact get added to the homeowners HOA bill. Collections are difficult and often rare. Chris mentioned we need to keep in mind the value of pursuing the money from the list of payables on foreclosed units.

Priscilla suggested meeting on site at Boulder Canyon as a means to increase the attendance of the Board meetings by other association members. She suggested the sales office/club house and even looking at a change in timing as necessary. Larry, Susan and Bill all agreed with Chris that it was ok to hold the next meeting on site. Priscilla will be looking into the use of a phone at that location. Board voted unanimously allowing Priscilla to get a phone for our use at that location that has a speakerphone.

Priscilla discussed that she is short handed so Paul Ash has hired someone to work along side her to assist in getting things done. Laura Smith has been hired to help Priscilla and will be starting in the next couple of days. Yessinia will be going back to the accounting department.

Bill asked about who has keys to the club house and Priscilla said just the sales people and maintenance. Bill suggested that Larry should have one too (as a board member who lives on site). Priscilla will be getting Larry a key.

IV Old Business

Chris brought up the speed bumps. Bill mentioned the idea of using a Phase I and a Phase II plan for having these installed. Phase I involves placing about 8 speed bumps at first on the larger straight ways, to control speed, and Phase II to include more speed bumps placed at a later date (in accident prone areas) if Phase I is not proving to be effective. Bill will get a pdf off to the board regarding the placement of speed bumps in each phase. Priscilla mentioned that the quotes did not contain any information as to where the speed bumps will be placed. Larry mentioned that the dimensions of 24'x2'x4" was good. Larry also mentioned a concern for where the speed bumps go and drainage. Chris made a motion to go with Adobe, seconded by Bill and Larry and Susan had no objections to this so long as we were sure of the dimensions with Adobe and that all the speed bumps will be tapered in the middle as well as on the ends. Chris felt the two phases sounded good and once we agree on placement Priscilla will call Adobe with a heads up that we will be hiring them for this work.

Parcel lockers – type size and placements are still open issues. Post office requirements are needed. The parcel lockers are restricted to USPS use only and are not available for FedEx or UPS etc deliveries. All board members agree we still need more information. Chris mentioned that she would like to hand off the pending questions to Suzanne Ritchie and George Lord in the audience volunteered to take measurements in the mail box space and email them to the board.

#2104 – Priscilla mentioned they are still not compliant as they have a gas grill and are using it (she received a complaint from a resident). Priscilla mentioned that this unit had already received a second violation notice. Chris motioned to fine them \$100.00 and Bill seconded that.

#17107 – tenant in this unit received a notice about dumping his industrial waste in the Boulder Canyon dumpsters. Rules state that the resident has 5 days to comply, however this tenant did not as he put waste in the bins recently (photos proving this with before and after shots are on file). Discussion about fining the owner an amount equal to our cost for dumping this waste came up but it was determined that our fine system must be consistent. Larry suggested we sent a \$100.00 to be consistent. Chris agreed – we should send a letter with the \$100.00 fine. Second fines are \$250 and a third fine is \$500.

#4201 – has removed the BBQ from their deck and is now compliant. No further action will be taken.

V New Business

#12201 – has an antenna on the deck that is loosely attached by being balanced on a piece of wood wedged under the deck railing which hovers over common areas. The occupants of this unit also have 4 vehicles and are working on them in the parking lot. Priscilla mentioned that a notice of the violations was sent to the owner. Chris asked that Priscilla determine the date the notices were sent and as the violations have continued, that Priscilla issue a fine on the appropriate dates.

Chris mentioned issues with there being many people at the pool lately having pool parties, and whether or not these are people who “should” be using the facilities – as well as getting a card system that can be used to inhibit those who owe the HOA from using the facilities. Priscilla is going to look into some card systems and their costs. Bill asked Larry who was on the pool committee and offered to help. Susan mentioned hiring police to patrol the pool area with the new pool signs with rules going up, at least for a few weeks. Larry has spoken with Charlie on site who said many of the paid cops in Oro Valley do offer their services for such a purpose. Larry mentioned getting a security company on call so that owners know they have this as an option. Chris asked Priscilla where we were at with the quotes for the new pool signage. Priscilla mentioned that she sent the wording to two companies and is awaiting the estimates. George Lord in the audience suggested that those who wish having a pool party should get permission from the board. Chris mentioned she would like to see that added to our rules.

Larry wanted to know more about the Comcast trucks parked in the front of the sales office. Bill mentioned that the rules say they cannot park in the complex. Issue was left open for more research.

VI Call to the Audience

George Lord asked about whether or not we had a reserve study. Chris told him that there is updated information available on this. George also mentioned that he would like to offer his time to spec for competitive bidding on the landscaping. Last, George mentioned that he would like to see the board increase its size to 7 members instead of 5 to allow for more people serving who live in the Tucson area.

VII Next Meeting

The next meeting will be held on July 20th.

Meeting Closed