

Boulder Canyon at La Reserve Homeowners Association
Annual Meeting Wednesday, March 15, 2017
Meeting Minutes

A. Board Members in Attendance.

- BC Clubhouse - Chris Ferril, Marcy Fralick, Anne Lawrence, Jim Wilde, Susie Sundsby
- Joined at Clubhouse - Geoff Obral and Bruce Ash of PAMCO

B. Meeting called to order at 6:04 PM by Susie Sundsby, President

- First order of business: Establishment of a quorum. Chris confirmed that a quorum was represented by present attendees and absentee ballots received.
- Introduction of current board members: Susie Sundsby - President, Marcy Fralick - Vice President, Jim Wilde - Treasurer, Chris Ferril - Secretary and Anne Lawrence - Director at Large
- Introduction of Management: Bruce Ash, President of Paul Ash Mgmt and Geoff Obral, Mgmt representative
- Next order of business is the approval of March 16, 2016 annual meeting minutes. Motion by Jim Wilde to approve minutes as written, second by Marcy Fralick. None opposed. Motion carried and minutes approved.
- Susie requested that all questions be held until the Call to Audience segment with questions submitted on the comment cards provided.

C. Reports

• **Treasurer Report - Jim Wilde, Treasurer**

Jim stated that our external financial statement review was completed by Addington & Associates, our contracted CPA's, and the 2017 Reserve Study has been received. Both indicate that we are in excellent position with respect to future reserve expenditures. Jim thanked Susie for her oversight and assistance in his first year as treasurer and thanked Paul Ash Management for the successful handling of our financial records.

Financial Highlights of 2016: Total Assets as of the end of 2016 totaled \$1,165,210.87 in cash or cash equivalents and are in money market or CD accounts to be used for reserves and operations for the upcoming year. Revenues reported from the sale of 36 units, totaled \$17,500 in reserves fees.

Major expenditures of \$301,000 were attributed to the paint project and plumbing issues addressed during the year.

Items of note for 2017:

- Plumbing - Replacement of the remaining seven building water shut off valves
- Parcel Boxes - Designated up to \$20,000 for the purchase and install of new postal boxes and parcel boxes
- Fitness Center Flooring Project - Refinish weight room floor and replace carpet in cardio room with rubberized fitness flooring
- Pool Lounges - Replaced 20 pool lounges and added a table, chairs and two umbrellas

Additional items anticipated for completion in 2017:

- Deco Rock - First phase of deco rock replenishment to be completed within the next week. The location of targeted areas is posted on the BC Website.
- Expenditure Increases - It is anticipated that there will be an increase in utility costs as projected by the utility companies of approximately 7%

Jim reiterated that Boulder Canyon is in a strong financial position. Reserves are currently funded at 98.3% which leaves us in excellent condition for future reserve expenditures.

• **Landscaping Report - Susie Sundsby**

- A number of items have been coming up over the last year. One of the major items we are addressing is the selection of a Landscape Contractor. Our current contractor increased the rate substantially and would not renegotiate. It was decided to go out to bid. Our criteria includes a

reasonable cost; a full service component including experience in irrigation, plant design and guarantees on plants. The review is down to two companies and the decision will be made soon.

- Tree removals scheduled - two high risk trees identified in 2016 to be removed this week.
- Obtained recommendation on plant replacements for trees removed in 2016. Awaiting contractor selection to move forward.
- Obtained design drawing for main entrance. Decision to be made upon selection of contractor.
- Water conservation - discussions will continue regarding additional conversion of grassy areas to natural desert habitat in order to conserve water and control costs. Discussions are preliminary.
- 2017 LC Budget - \$82,635 in operations costs and \$17,000 in capital funds (swale work) equals \$99,635. Our assessments total \$465,638 of which the allocation for landscaping is at 21.4%. This is the highest allocation to landscaping since the inception of the HOA in 2011. Over the last 5 years, LC budget allocation has been between 15%-17%. Because of the increase in allocation, the board's oversight has increased and that oversight is expected to continue.

- **Management Report - Geoff Obral**

Geoff thanked the board for all of their work this past year and thanked the homeowners for their attendance.

- Water Issues - BC is currently participating in a water monitoring system called Aquahawk. That system noted that there has been a significant reduction in water use from 2014 thru 2016. They reported a reduction of 16% in irrigation and a decrease of 13% in homeowner use. Considering the possibility of future increases in water rates, reductions in usage is a positive. There are a number of suggestions for conservation available from OV Water with steps homeowners can take to conserve water.
- Violations - Compliance inspections are ongoing. A few items of note include plugging cords into light fixtures. That is a fire code issue and notices have been sent to residents regarding this violation. Window screens are aging and are showing wear and may require replacement. Homeowners are responsible for the upkeep of their units. Please be aware that this will be part of future inspections.
- FHA Status - received confirmation that Boulder Canyon is approved until August 2017. We are working to get a full two year extension. Status will be reported to homeowners when confirmed.
- Paint Project - Building 17 is mostly completed. The remaining fixtures, carports and doors will be completed within the next few weeks. Notices will be placed accordingly to notify residents as those items are being scheduled. It has been a long process, but we can all agree it looks great.

Geoff concluded by thanking the board and committee members for a very busy, yet successful year and reiterated that any questions or issues be directed to him at Paul Ash Mgmt.

D. Election of Directors - Chris Ferril

Chris thanked the homeowners that put their names forward for the open board positions, and then introduced the candidates: Hank Baumer; Marcy Fralick; Brett Holdridge and Susie Sundsby.

Chris asked if there were any additional nominations from the floor. There were none. Voting was closed and the remaining ballots collected. The results will be tabulated and reported later in the meeting.

E. Year in Review - Susie Sundsby

- Volunteers - Susie thanked all of the volunteers that participate in our committees. We are not able to do what we do without their help and dedication. The Landscape Committee, Painting Project Committee, Nominating Committee, Parcel Box and Gate Committees and all volunteers that help maintain our community have put in a lot of time and effort.
- Clubs - Book Club and the Social Club are going strong. Book Club has been established for four years and meets twice per month. Social Club is setting up events to encourage community camaraderie.
- Thank you to Tom Martinez and Geoff Obral. Tom has completed a lot of work to save the HOA costs that may be incurred by getting outside help. If he can fix it he does. Geoff has been responding to issues on a timelier basis and steps are being put in place to ensure prompt follow up.
- Maintenance - New leaf blower purchased for Tom and new batteries for the golf cart. Tom recently completed the replacement of wood walkway bridges to PVC at bldgs 6 & 7 and the bridge at bldg 13.
- Pool Area - Updated pool deck surface with cool decking; volunteer homeowner Jimmy Ferril, repainted

the pool and spa edging.

- Fitness Center - Replaced elliptical machine in cardio room and slant bench coverings; added window tinting to the west window in the cardio room; replaced windows that had moisture from seal breakdown; windows and carpets in clubhouse cleaned.
- Swales - Jim stated that two swale projects were completed this year: west side of the front entrance near bldg 2, where water accumulated at main entrance and the south side swale at bldg 10, where swale drainage was not flowing as it should.
- Gate Committee - Anne Lawrence stated that the committee met and an inventory of surrounding areas was completed. Additional research regarding cameras, legal requirements and a written policy are required before presenting to homeowners. The plan is to finish research and have an open forum meeting with homeowners to discuss details and options. A lot of work has been done so far, but much more needs to be done before any decisions are made.
- Parcel Boxes - Jim Wilde stated that the funds are allocated and we are working on a solution. Delays are partially attributed to not getting USPS approved contractors to bid on the project. We must work within USPS guidelines for purchase and installation. We are fine tuning the project so we can move forward.
- Rules and Compliance - Marcy Fralick will work to review and possibly revise current Rules and Regulations.
- Upcoming Projects - Replacement of electric box and wiring for building 4; deco rock installation and flooring in weight and cardio rooms are scheduled for next week.

F. Election Results - Chris Ferril

The candidates were thanked once again for submitting their names to the board. We are fortunate to have so many homeowners willing to help. Chris also thanked the Nominations Committee members, Linda Balzer and Margo Wilkinson for their work in the election process. The candidates winning board seats for the next three years are Susie Sundsby and Marcy Fralick. Congratulations to them both on their re-election.

G. Call to Audience

- Request for handicapped parking at building 17. Board to review options available and advise.
- Pool Lounges - Homeowner stated that the new lounges look great, but need to request that residents take care of the new lounges and use towels to keep them clean. Notices posted to request residents do so.
- Handrail at Bldg 6 parking area - Geoff obtained bid for railing to be installed within next few weeks.
- Tables & chairs for clubhouse - Social Club is responding to a request they received from residents looking to start a card club and card tables/chairs would be a welcome addition. Club obtained bid of \$1118 for 4 tables and 32 chairs. Board to look into the feasibility of the request, check costs and advise.
- Building Numbers - Homeowner asked if new building numbers will be installed as the current numbers are not readily visible. Yes, bids are being obtained based on new sign code requirements, which require building numbers with the range of unit numbers included.
- Paint Project Touchups - Geoff will be completing a job walk with Abeyta to itemize a punch list of issues that need to be addressed/fixed before the project is closed.
- Gate Project - Homeowner asked if there will be a vote on gates before anything is decided. Yes, a community (town hall) meeting will be scheduled to provide homeowners with the opportunity to review the information; provide opinions and give comments. This is not a simple process, with a lot of information. Meeting(s) will be scheduled when most homeowners are here, possibly January.
- Lockboxes - lockboxes used for unit rentals have been placed on railings and entryways and not on the unit doors. This is not a good image for our community. PAMCO to identify locations of unspoken for lock boxes and notify leasing agents to remove the locks (if theirs) within a specific timeframe. If not removed, they will be cut off and disposed of.
- LaReserve - Speed bumps have been placed on LaReserve Drive and a walkway on the west side of the street. Homeowner requested another speed bump and a crosswalk. This is the property of the master association. Board will contact LaReserve to get the topic on their agenda for their next meeting.
- Front Entrance Suggestion - Homeowner asked if board had considered putting an American Flag at the front entrance. Lighting would be required if flag were to be displayed 24/7. Topic to be added to the list of items for the board to consider.

No additional comments from the audience. Susie thanked the homeowners for attending.

H. Adjournment Meeting was adjourned @ 7:29 PM AZ Time