

Meeting Minutes:
May 16th, 2012
BOULDER CANYON BOARD MEETING
6PM @ the Boulder Canyon Club House

Board in Attendance:

At the Clubhouse: Larry Moore

Via Skype: Bill Siegel, Chris Ferril, Brian Wilson

Joined at the clubhouse by Brianne Hanson and Priscilla Garcia of Paul Ash

Call to Order by Chris Ferril at 6PM

Motion was made to approve the minutes of the board meeting held in March 2012. The minutes were accepted unanimously by the board.

Bill Siegel read the emergency board meeting minutes from April 2012. Chris Ferril made a motion to accept the minutes, and they were accepted unanimously by the board.

Treasurer's Report

Chris Ferril read the treasurer's report, which was written by Susan Sundsby.

Treasurer's Report for May 16th Board Meeting:

March 2012 current month results and for the year to date ending 3/31/2012 in line with our budget- Highlights include:

1. Key card income \$1,450 (58 cards)
2. Admin expenses include \$300 annual mtg expenses
3. Bldg Maint- Unit #2206 water repair final cost (Feb \$1,744 + March \$1,595)=\$3,339
4. Year to date ending 3/31/2012 capital expenditures paid:
 1. Key card security system \$3,881 (Roadrunner, Trilogy Electric and emergency phone)
 2. Olsson Architect \$7,422 for 2011 landscaping capital expenditures included in 2012 budget
 3. Pool/Spa \$4,939 (\$1,079 pool pump + \$3,860 spa resurface

I will be scheduling a finance committee meeting to discuss and follow up on:

1. the auditor's management recommendation letter
2. bank charges on our Wells Fargo accounts
3. status of opening new savings account
4. proposed 3 year contract received from JR Industries (water monitoring & maintenance)
5. and any other matters that the Board would like us to review.

Landscaping Committee Report - Presented by George Lord

A detailed report had been sent out to board members, and George confirmed that all had received it. Work on irrigation issues at buildings 12 and 13 have started in an effort to have this in process before the monsoons this year. Chula Vista was called in to do some rock excavating.

Quotes on a wall behind building #13 were obtained. Chula Vista cannot complete all the work outlined in the Olsson report on this project, so there will be different vendors involved who will be quoting different parts of the work. This is true for all the projects listed in the Olsson report.

The landscape designer from Olsson, Walt Rogers, is leaving that firm in May. However, he would like to stay on with Boulder Canyon after he leaves for half the hourly rate that we were paying him there (from \$150 hr to \$75 hr). The landscaping committee would like to keep him on. He will be getting us a contract within 30 days of leaving Olsson.

George had invited Brianne from Paul Ash to attend the last meeting. The landscaping committee would like her to continue to attend their meetings and assist them with the financial reporting, as it is extensive and be the interface between the HOA and the contractors. Chris Ferril stated that Paul Ash is already the contact liaison for all of our contractors. Any additional meeting attendance by Paul Ash would come to Boulder Canyon at an additional expense of \$100 per meeting, plus extra money for accounting work. George suggested that it would be helpful to engage Paul Ash more in what is happening with the landscaping. Larry Moore asked Brianne if she can even do this to which Brianne

suggested that doing the walk around with the committee can be very helpful. Due to expense, Larry suggested that perhaps Paul Ash could be available for every other meeting of the landscape committee. However, Brianne noted that the contract with Boulder Canyon and Paul Ash allows for an extra meeting now and then, but that this is often used as a buffer for any emergency meeting that is called by the board.

Bill Siegel asked George what would be gained by having Brianne attend the meetings. It seems that if they need financial accounting help that would be a different topic. George said the committee has lots of details and complicated projects they need to go over all the time. Bill Siegel suggested that some photos of their projects, which would both engage and assist the board in making decisions, would be helpful. Bill Siegel also suggested that these photos and project materials have been requested from the landscape committee in past meetings, but have never been sent out. The other board members have also not received these materials. George Lord said that he believes this would be helpful too and they would do their best to get this information out to the board to assist in decisions. He also suggested that in light of the discussion regarding the use of Paul Ash at their meetings, they can do more of this financial work themselves. Bill Siegel asked the landscaping committee if they had a camera – to which they said yes, and will work to provide photos to the board.

Management Update

Brianne Hanson wanted to announce that JR Industries will be out at Boulder Canyon on May 26th to check the water meter batteries on each recorder unit.

Old Business

Asphalt repairs were originally quoted on 2” of asphalt, however the depth has turned out to be 4” in places. Therefore, the repair costs have been bumped up a bit. The resealing of the lot will be done at the end of June. Notice is going out to all residents and homeowners with a map regarding this.

The security access system is up and running well. There were some WiFi issues with the outside video, but those have been resolved. The equipment was too far away – therefore ADT has hard wired the connection to ensure stability.

The board has paid for and received a legal opinion on the garage issue (separate fees for limited common elements) which was requested by a resident, Dave Heine. The findings are as follows:

“The Board has obtained a legal opinion regarding this issue and although the association is responsible for maintenance and repair of the garage structures, they are limited common elements and garage owners would be responsible for costs associated with that maintenance. Therefore, the association will take steps to assess those costs to the appropriate garage owners. At this juncture we have asked the Finance Committee to research this issue and provide recommendations to the board as to the best approach going forward.”

New Business

Brian Wilson has been working on obtaining insurance bids for Boulder Canyon. The property value has dropped, so the insurance premium should represent this. The value went from \$29 million to \$25 million. The rate obtained on this value came in at just under \$16,000 per year vs the \$27,000 which was budgeted for this purpose.

Chris Ferril noted that the board had received a request from a homeowner to put up speed limit signs. The case was made that the speed bumps have not solved the speeding issue entirely in the lots. The homeowner suggested we post the limit at 15 mph, and put up just a couple of signs which would be a minimal cost to the HOA. Larry Moor felt this was reasonable. Brian Wilson felt that signs are really not an effective means to slow people down, but due to the minimal cost to the HOA, posting them would be at least a proactive measure. The board agreed to get bids on signs and take on this issue at a later date once the costs involved were available.

Call to Audience

Homeowner Marcy Fralick asked Brian Wilson if there was any update on the garage title filing issues, as they have still not been listed. Brian Wilson told her that he can't speak for when the recorder's office will have the correct listings, but that the documents were in fact recorded back in March and we have a receipt showing this.

Marcy Fralick stated that she feels many people driving up around her building in the back (in the area of buildings 11 – 12 -13) think this back way is an exit from Boulder Canyon, even though it is not. She states that a lot of people go up to building 12, do turn arounds, and then head out. She was wondering if the board would consider putting up a sign stating “No Outlet”. The board agreed this would be acceptable and asked Paul Ash to obtain bids on this sign.

A resident in building 14 asked if the trash pick up has been changed or altered in any way. Brianne Hanson let them know that it has not. The same resident noted that there have been some sparrows nesting in a dryer vent in a building across from the pool.

One member of the audience asked if we could put something in the next newsletter about the speeding out in the parking lot. Chris Ferril said yes, but also this has been done many times already.

A homeowner asked if there was any email contact with renters in the complex. Chris Ferril let this homeowner know that the leasing agent or homeowner is required to provide a copy of BC Rules and Guidelines to each new renter.

Chris Ferril noted that there has been a lot of overnight parking in front of the clubhouse. She asked the attendees if they had any suggestions to help put an end to this. One homeowner suggested that curb markings/painting would help.

The next board meeting will be held on Wednesday, July 18th at 6PM AZ time.

It was noted that board meetings have been changed to the 6:00 PM AZ time to accommodate those residents who requested board meetings be held after business hours so they could attend. So far, those requesting the time change have not attended any meetings.

Chris Ferril made a motion to adjourn the meeting at 7:00PM AZ time.