

BOULDER CANYON CONDOMINIUMS AT LA RESERVE HOA MEETING MINUTES: JANUARY 21, 2015

Kurt McMillen called the meeting to order at 6:02 on January 21, 2015 in the Boulder Canyon Clubhouse.

A quorum was present: **Kurt McMillen, Tom Morton, Marcy Fralick and Susie Sundsby.**

Audience members: **Carol B. LaCroix, Jim and Barbara Wilde , Jan Keepers , Chris and Jimmy Ferril ; Amar and Minati Bhattachang ; Bill and Margo Wilkinson ; Scott Bowie ; Suzanne Morton ; Sally Rhule ; Steve Blackburn ; Jill and Tom Perry; Yasmine Sorenson ; Alice and Ernie Shull .**

Kurt McMillen gave a welcome to all.

Treasurer's Report - Susie Sundsby went over the 11/30/14 financials. She also renegotiated a CD and found a much better rate at Compass Bank for a 16 month CD at a rate of 1.15%.

- Another CD maturing in March 2015.
- Review of the Budget: Bring the Board up to date:
- In the Budget, under Expenses for the Legal fees, adjusted legal fees to \$5000.00 that the Board had not seen. Also under Maintenance and Repairs, the Landscaping is still open until final numbers from Complete come in; and under Fountain Maintenance, a proposed fix for the leak in the fountain. Put \$2000.00 aside for repair.

Kurt McMillen reminded the audience that the Master Association increased their dues from us “for economic reasons” by 7%. This starts in February.

Susie Sundsby went through the operating budget and explained most items for the audience.

- **Susie Sundsby** made a motion that we engage HBL Accountants to do our 2014 review and taxes and Kurt seconded.
- She continued with the capital budget, line by line.
- Painting of metal components throughout the complex (fences, carports, balconies and railings) to be performed in 2015.
- No questions from audience.
- Susie made a motion to approve the 2015 budget and the board all seconded the motion.

Kurt McMillen presented the Landscape Committee report. Announced that Brett Holdridge is a new member of the LC.

- **Jim Wilde** will become the day to day interface with PAMCO and be the go-to guy for Landscaping questions.
- Listed **Linda Balzer, Marcy Fralick and Carol LaCroix** on the LC. **Kurt McMillen** will be the point person for the Committee as well as chairman.
- Two under runs on the budget. Maintenance and repairs through 11/30/14 are \$44.8K, and budget for the year was \$52.8K.
- Capital side budget was \$20K and expenses came in at \$18.4K
- Soil runoff issues to deal with, significant tree trimming requirements and trees that need to be removed. Trees will not be replaced, but appropriate landscaping will take its place.
- New Landscape contractor - Environmental Control.
- Discussed swales and erosion. Issue with erosion coming from La Reserve down the hill behind the south side of the complex. We will be developing controls using straw wattle.
- Discussed #17 tree trimming; pool trees removed and why (roots infiltrating pipes)
- Budget increase due to increase cost for Environment Control
- More money and dedicated budget for swales, tree trimming, removal and hardscape

Tom Morton reviewed Architectural control procedure that all requests must be sent through PAMCO for blinds, window coverings, windows, and other architectural needs.

- **Jan Keepers** asked about black screens on outside windows, and was assured they're allowed.
- Both black and gray window screens are allowed. The key constraint, though, is that the screens shall cover ONLY the sections of the window that open (to allow air flow). Sections of the window that are fixed (do not open) shall not be covered with a screen.

Rules & Compliance Committee:

- **Kurt McMillen** said releasing new Violation Policy which will be formally adopted after three years that is compliant with current A.R.S. Statutes and Laws, therefore enforceable in a Court of Law if needed
- **Marcy Fralick** said the Rules & Compliance committee and the Board agreed a **Friendly Reminder** will be issued to residents with a first violation and given 5 days to comply. Discussion followed and included:
- **Kurt McMillen** and **Geoff Obral** explained the Friendly Reminder and what it would include: CC&R violation and/or Rules and Guidelines Policy violation.
- **Geoff Obral** said if an off-site owner is involved, it may take more time to resolve.
- Escalation levels and fines explained in the final revision attached to Violation Policy.
- Rules and Compliance Committee not responsible for enforcement of Rules & Regs; PAMCO is responsible for walk-arounds which will be performed by Geoff Obral and increased to weekly.
- **Marcy Fralick** said all owners and management companies will be sent a copy of the R&G's and notified that a copy of R&G's be posted in each unit.
- Violations will start fresh, no carryover for penalties on record.
- Discussion about rentals less than 30 days, violation policies, notifications, responsibility;
- **Kurt McMillen** made a motion to approve the Violation Policy with two changes:
 - Send immediate notification to the owner as discussed here
 - We do it by email, or if there's no email, by U.S.P.S. mail**Violation policy approved by the board.**

Management Report: **Geoff Obral** brought up that Board brought in temporary help in to clean all the hallways, lights, and all the floors and carpets in the Clubhouse had been cleaned, as had the upholstery. Curbs were painted and new traffic and fire lane signs were installed.

Old Business:

- **Water Use Improvements (Susie Sundsby)**
 - Water Hawk audit showed water usage is higher than normal, using 2012 as a base. 2013 was extremely high, and 2014 was slightly higher than 2012.
 - Timers for irrigations old and had to adjust resulting in over watering.
 - Consider getting arborist to look at pool area and impact of trees - U of A
 - Install rain sensors to prevent watering during rain storms
 - Need volunteers to help test sprinklers to audit systems in place
 - **Susie Sundsby** will gather info on water audit and send it to **Jim Wilde** and the **Landscape Committee**.
- **Marcy Fralick** talked about missing packages from the mailroom and that the problem seems to be solved.

New Business

- Bldg 8 & 9 residents want sidewalk access between their buildings.
- Election notices put up in the Bulletin Board. Discussion of the two forms for Candidate Questionnaire between the board and the audience occurred. Hard copy mailing through U.S.P.S. Geoff will revise/ add to the short form and send back to the board for final review.
- **Geoff Obral** described new installation of Fire Lane signs. Project will be finished by week's end. There will be a two week grace period, for residents to get used to the fire lanes, then cars will be towed.

Call to the Audience

- **Jimmy Ferril** spoke about pool trees and suggested they be removed for potential root damage to pipes.
- **Chris Ferril** also said the money spent on the management of trees was exorbitant.
- **Tom Morton** agreed with **Chris Ferril** and **Jimmy Ferril** that pool trees should be evaluated and removed.
- **Jim Wilde** said that **Brett Holdridge** of the Landscape Committee had emailed Jim about a process that can stop root damage to pipes. Jim acknowledged that the trees will be a problem but that

there are now techniques to control roots and requested that the Landscape Committee have a chance to evaluate those options when the entire committee is on site. **Kurt McMillen** agreed.

- **Steve Blackburn (#12108)** discussed the smell, noise and loss of potential buyers for his unit due to the placement of the Recycling dumpster. He proposed several places where it could be placed that would be less noticeable and less obtrusive. **Kurt McMillen** asked that **Steve Blackburn** email pictures of his proposed placements through PAMCO.
- Annual Meeting to be held in March.

Meeting adjourned at 8:04 p.m.