

Meeting Minutes:
November 16th, 2011, 2PM

Board in Attendance:

Via Skype: Bill Siegel and Susan Sundsby
At the Boulder Canyon Clubhouse: Chris Ferril, Brian Wilson, and Larry Moore
From Paul Ash: Priscilla Garcia and Brianne Hansen

Call to Order by Chris Ferril

Motion to approve prior meeting minutes with no changes by Chris Ferril.

Treasurer's Report

Susan Sundsby reviewed highlights, trends and issues for the period ending 10/31/2011 Cash Flow Statement and for the draft 2012 Reserve Study. Discussion ensued.

Capital expenditures paid for in October consisted of garage door repair, refurbished treadmill in the exercise room, drainage improvements, pool lounges and cushions.

Susan reported on the status of preparing written policies and procedures for the collection and write-off of assessments.

Finance Committee meets December 1st to discuss the 2012 budget. Susan will gather financial data for the committee's review.

Old Business

Old items/issues that have been completed include installation of locking toilet paper dispensers and bulletin board, and signing a \$1,700.00 Smart Pest termite warranty contract for annual coverage. Our email list that is used to notify owners and send out newsletters now totals 133 e-mail addresses Brianne has followed up on the garage door insurance issue and the HOA should receive payment the week of 11/21/2011.

New Business

Tom has striped a no parking lane in front of Building 2 to provide a safe pathway for owners/residents.

Chris Ferril reported on her discussion with the OV Police Department. As the community is now under our HOA, any resident/owner of BC is able to press charges for trespassing, damages, etc...not only for criminal activity on their patio/condo, but also in any common area within the complex. Discussion ensued. Chris will draft a communication to the residents to inform them of what to do in the event of a problem.

Chris asked Brian Wilson to lead the discussion on the transfer of garages at BC. Brian noted there has been confusion related to selling a garage. Each garage is a limited common element that is assigned to a particular condo unit. The exclusive right to use a particular garage transfers with the unit upon sale. Additionally, the County has been assessing property taxes on the garages which appears to be double taxation and a violation of Section 33-1204 of the Arizona Condominium Act. Brian discussed the 8th Amendment draft to the CC&R's to clean up the owners' names on the garages. Our HOA attorney will contact the Assessor's office on behalf of the homeowners to address the assessments on the garages. Brian answered a number of questions from the audience.

Chris then brought up a comment from a homeowner regarding signs within the complex. Discussion ensued. Brian volunteered to follow-up with the Developer and request the use of a sandwich board when advertising for sale/leasing units.

Landscape Committee Presentation

George Lord presented and reviewed the LC monthly report-November 2011. The Board agreed with the LC's request to negotiate with Chula Vista on a few contract accommodations. The LC then discussed their recommendation to hire

Olsson Associates, Landscape Architect to perform Phase 1 at a cost of \$4,490. Susan motioned to approve, subject to reference checks being completed by George. Seconded by Chris and Brian and passed without dissent.

George reported that the LC has received water and sewer plans. Chris asked if any plans are still missing. George will check with the architect.

Tucson Electric Power (TEP) has refurbished the sinking transformer box. George discussed a Chula Vista proposal (\$2647.88 estimate) to remove 450 sq. ft. of grass, add dirt and cap off irrigation to remedy the problem. Brian commented that the approach seems like a reasonable solution and made a motion to approve. Second from Larry.

Building 13 project – LC has received an updated quote \$9,108.69 to be incurred in 2011. George requested approval to proceed subject to concurrence by landscape architect. Board approved the 2011 expenditure for this project up to the quoted amount. George to obtain approval from Board if work will exceed the \$9,108.69 and/or the project cannot be completed by 2011 year end.

LC is working on the landscaping planning projects to be considered in the 2012 budget and will forward their recommendations to the Finance committee.

Call to Audience

Questions came up about the garage transfers and taxes paid on the garages. We will publish what needs to be done. Chris will add something to the newsletter about the process.

Other questions surrounded the allowance of for sale signs in individual units. It is determined that AZ statutes override the Boulder Canyon CC&R's on this issue, but that the signs are limited to a certain size.

There was some discussion about the issue of pool access keys being distributed beyond the Boulder Canyon community by those who have moved out of the complex etc. A swipe card system is being researched to replace the current set-up. This will take some time as the process is extensive and costly.

Chris moved to adjourn the meeting and mentioned the next meeting would be December 14th at 2PM AZ time.