

## **Boulder Canyon at La Reserve Homeowners Association Board Meeting Wednesday, Nov. 14, 2012 - Minutes**

### Board in Attendance:

*BC Clubhouse:* Chris Ferril, Susie Sundsby and George Lord

*Via Speakerphone:* Brian Wilson

Joined at the clubhouse by Brianne Hansen of Paul Ash Management Co.

### Members in Attendance:

*At the BC Clubhouse:* Don & Yvonne Erford, Pat & Dave Heine, Jimmy Ferril, Carol and Lee LaCroix, Jan Keeper and Marcy Fralick.

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### ***Call the Meeting to Order at 6:02 PM by Chris Ferril, President***

Chris Ferril requested that the audience hold their comments/questions until directed to make a comment and will then have the opportunity to speak.

Approval of board minutes: Chris asked if there were any corrections to the distributed and reviewed minutes of the September 19<sup>th</sup>, 2012 meeting. No corrections were noted. A motion to approve the minutes of the September board meeting was made by George Lord, seconded by Brian Wilson and approved by all.

### **Caroline Auza – Onsite Realty Presentation**

Ms. Caroline Auza of OnSite Realty addressed the board and membership. Her firm manages 56 units on behalf of owners and has 44 units to sell on behalf of the developer. She expressed the preference that the relationship between her firm and the homeowners association be amicable and cooperative as they both have the same complementary and beneficial goals. She briefly mention that they strived to provide the information requested by the association for tenants but for some corporate tenants it is sometimes difficult to get the complete detailed tenant information until the tenant arrives as in some instances the lease is made through a relocation company. She requested some leeway in these situations but committed to provide the detailed information to Paul Ash Management on behalf of the Homeowners Association as soon as they received it. Chris commented that as long as the rental lease document was **signed and faxed to Paul Ash by the start of the lease date**, then a subsequent amended faxed lease when the remaining information is available would be acceptable.

### **Committee reports:**

#### **Treasurer's report – Susie Sundsby**

Financial results for September and October were discussed and Susie provided additional information on the following:

Through October 31<sup>st</sup> – Actual total operating expenses \$311,500 versus budget of \$331,200 for a favorable variance of \$19,700.

- Non-operating expenses-Capital expenditure - October \$1,300 for clubhouse refrigerator. Total non-operating expenses YTD \$76,800 actual vs. \$59,100 budget for an unfavorable variance of (\$17,700).
- Total cash (Including \$100,000 CD) is \$774,300 as of 10/31/2012 an increase of \$30,000 from September 1<sup>st</sup>.

The Finance Committee reconvened in October and the 2013 BC budget discussions are underway.

Susie made a motion to engage HBL-Hammel, Beal & Lauer to perform a review of the HOA's 2012 financial statements and to prepare our 2012 tax return. The motion was seconded by Mr. Lord and passed unanimously.

Susie commented on the costs involved in an annual reserve study which was originally contracted by the developer and continued by the association in 2011 & 2012. A brief discussion ensued whether to continue to have it done annually or once every 3-5 years. Brian commented that to stay within conventional loan requirements, we update and revise the reserve study every two years. Susie volunteered to follow up.

Water and sewer rate update – The HOA has been absorbing a water preservation fee of \$0.95 per 1,000 gallons along with sewer rate increase during 2012. The HOA has been notified of an additional 12% rate increase in sewer rates effective January 1<sup>st</sup>, 2013. .

Motion from Susie Sundsby to pass rate increases and water preservation fee to all units effective January 1, 2013; seconded by Brian Wilson and approved unanimously by the board.

#### **Landscaping Report** by spokesperson George Lord

- The committee presented a summary report to the board of the key elements of work in 2012 and their corresponding expenses. The committee projects an overrun of about \$1,400 for maintenance and about \$1,800 for capital projects. Mr. Lord indicated that the change of landscaping contractors to Complete Landscaping was progressing very well. In addition, five key projects were briefly discussed as they were completed at no additional cost to any budgets. These projects involved Buildings. 9, 12, 13, 14, and 15. The three page report provided by the committee is provided as an attachment to these minutes.
- Homeowner Lee La Croix asked what happened to the project to research the responsibilities of homeowners above Boulder Canyon to prevent erosion of their properties onto Boulder Canyon. Mr. Lord indicated that he and Brian Wilson had that task and no progress had been accomplished to this point.

#### **Property Managers Report-** Brianne Hansen

Brianne informed the board that Priscilla Garcia is no longer an employee with Paul Ash Management.

#### **Old Business**

- Clubhouse parking-Chris Ferril explained the changes recently made to remedy some problems. Some parking spaces have been marked "Fifteen Minute Parking" and others now say "No Overnight Parking". These changes met with positive feedback.

- Pool clock - A new clock has been installed on the pool ramada to inform pool area occupants of the time. This is aimed at ensuring residents will vacate the pool area prior to closing time.
- Fitness Center Additions- Balance ball, mat and 10lb weights have been added.
- Clubhouse Refrigerator – As previously approved, a new refrigerator was purchased and installed in the Clubhouse kitchen.
- Clubhouse Rental process-Chris Ferril briefly described the process to develop a procedure to allow homeowners to rent the clubhouse. A motion was made by Mr. Lord and seconded by Brian Wilson to approve the Clubhouse Rental Procedure for the Boulder Canyon Clubhouse. After a minimum of discussion the motion passed unanimously
- Garage transfer issue –Discussion of omissions and errors in the recent sales of some units. Brian Wilson has been in contact with the recorder’s office. Brian followed up with the assessor’s office and they will make changes. Expect an update shortly.
- Garage repair and maintenance assessment – Mr. Heine had requested that the board share their process for the garage assessment decision. Chris Ferril provided the process, which included obtaining an attorney opinion; Finance Committee performed due diligence and information was sent to homeowners for feedback. Chris explained that a vote was completed at the previous board meeting and validated. A Garage Assessment policy will be drafted and posted on the BC Website

#### **New Business**

- Maintenance Golf Cart- approved the repair of the upholstery of the golf cart.
- Rubbish Removal Bids—Board reviewed the bids received and a motion was made by Susie Sundsby to approve a one year contract with Saguaro Environmental at \$689 per month. Motion was seconded by Brian Wilson and approved unanimously by the board.
- Homeowner complaint-Chris Ferril led a brief discussion on options about homeowners installing hardwood floors in upstairs units. No decision was made about a rule as the board concluded that homeowners have freedom to do what they prefer within their own units as long as the building structure was not compromised. CCR’s require residents to respect neighbors and observe noise restrictions. Additionally it was suggested that complaints could be filed with OV Police as excessive noise would be a violation of quality of life ordinances.
- Bulletin Board - A brief discussion was held about having a bulletin board for homeowners and residents to put up 3x5 cards to communicate various issues. The board decided to investigate this further prior to making a decision.
- Mr. Lord asked the board if a Handicapped Parking space could be considered for both Building 3 & 4. The board agreed to research and take steps to provide the spaces necessary.
- Car Washing – A resident asked if car washing was prohibited on community property. A brief discussion was held with the board sighting that there are no provisions in the CC&R’s to prohibit car washing, window washing or the use of a buildings outside spigot. Additional discussion to follow.

No additional questions were submitted. Susie Sundsby motioned that the meeting be adjourned, seconded by George Lord. The next scheduled meeting of the board is January 16, 2013

Meeting Adjourned at 7:35