

November 19, 2014
HOA Meeting
The Boulder Canyon Clubhouse
6:00 p.m.

The meeting opened at 5:58 p.m. A quorum was established.

Kurt McMillen, Tom Morton, Marcy Fralick and Susie Sundsby were present in person. Brian Wilson, Member at Large, was not present either in person or by phone. The minutes from September 2014 were approved, with a correction about the date the flat roofs had been replaced. The minutes were corrected to reflect 2006 rather than 1996. Kurt mentioned that approval of minutes could be done by email from now on to facilitate the posting of the minutes on our website (as long as we have agreement on the minutes across all Board members).

Susie Sundsby reviewed the financial statement report up through 10/31/2014 and said expenses were in line with the budget for the most part. The exceptions being the need to refinish the fountain, replace worn-out signs and repair the parapet and stucco exterior at Bldg. 6.

A resident noted that some of our lounge chair frames are broken. As these are under warranty, the vendor has ordered parts for replacement.

Susie also went over the preliminary 2015 Budget. The draft budget will be reviewed by the Finance Committee in December 2014, as we're waiting for the Master HOA to decide whether it will raise its Master Assessment. A resident asked about the budget's confidentiality being protected on our web site, and it was decided to ask our Webmaster if we could separate the budget and make it password protected.

Kurt McMillen reported on the Landscape Committee. We are currently under budget, but we have capital expenditure improvements which may bring the budget back in line with projections. Replanting trees or shrubs to replace two large trees we lost from the September storm will be carried over to 2015 when the weather is more amenable to planting. Kurt went over the work that was done at the Buildings 7, 8 & 9 hillside and swale in 2014 to stabilize the hillside with rocks and floral plantings, but that it was seriously damaged or destroyed by the September storms, so bids are going out to rebuild that slope area. Kurt also announced that we had chosen not to renew Complete Landscaping's contract, and after interviewing six candidates, chose Environment Control. They will begin working with us in January 2015. Kurt made a motion to approve their selection of Environment Control as our new landscaping contractor, and it was approved.

Marcy Fralick of the Rules and Guidelines committee reviewed the rules for Holiday decorating; reiterated that homeowners, for their own protection, are required to give written permission (to persons not affiliated with their unit) in order to park in their assigned space when it's vacant. A resident brought up the issue of an oversized vehicle being parked by the Clubhouse for several days, and the Board told her we were aware of it and that the tenant and his property manager had been notified.

Under New Business, Kurt informed the membership he'd been to the 2014 Oro Valley HOA meeting and that we will be working with Karn Boyce with WaterHawk, which monitors wireless water meters. He also reminded residents to check the bulletin board in the mailroom for the latest updates and information about activities in Boulder Canyon. Susie also noted that we still have 23 units that need to have their water batteries replaced.

The next meeting will be Wednesday January 21, 2015 at 6:00 p.m. in the Clubhouse.

A motion was made to adjourn the meeting at 7:24 p.m. and was approved.

Submitted: Marcy Fralick, Secretary