

Meeting Minutes:
October 19th, 2011 5PM

Board in Attendance:

Via Skype: Bill Siegel

At the Boulder Canyon Clubhouse: Chris Ferril, Susan Sundsby, Brian Wilson, 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.

Treasure's Report

Susan Sundsby reported on the period of August and September 2011.

Items pending have been now moved to capital expenditures on the budget. This includes the exercise facility air conditioner expenses as well as the exercise equipment expenses.

The Comcast contract has been reclassified to show as coming in monthly. Interest income has also gone up from the Alliance CD (through Sept 30th). Also in September we paid for the speed bumps and the replacement weights in the exercise room.

Old Business

Chris Ferril brought up that we have need for clarity with the CCR violation notices that we send out in regards to the time we must legally allow, due to AZ law, between notices.

Old items/issues that have been completed include repair of the weight machine cable, foot bridge boards that were replaced, carport fixing, signs being placed on the recycling bin and updating our email list to notify owners and send out the newsletters. Chris would like to see us having our own website and Brian said we should work that into the 2012 budget.

New Business

Discussion on the need to either repair or replace the (second) treadmill in the exercise facility took place, and the board decided unanimously to replace the bad machine with a refurbished one through Tommy.

There have been incidents of theft in the clubhouse bathrooms of supplies. While Jodi in the rental office believes that the perpetrators are now gone, the board decided that Brianne will order 2 locking toilet roll holders, in stainless steel.

There was some discussion about Rob Alvarez at OnSite Realty's policies which he provides to new tenants, and whether or not they are comprehensive enough to cover the CC&R's that we have. Chris asked if we could find out what Rob has at the moment and how we can help him update the rules to be more comprehensive and effective.

Larry Moore mentioned we could use some additional volunteers. Questions were raised as to how we are attempting to recruit people now. Brian mentioned that we should be advertising specifics in the newsletters etc when it comes to what type of help we're looking for, ie "social committee" etc. Chris mentioned that she was going to be putting more visuals in the newsletters as well.

There have been a few inquiries about renting out the clubhouse. Chris asked whether or not we should rent it out and Brian said he thought we should, to which Larry agreed. Everyone agreed that there should be some clear regulations in place for the rental of the facilities.

Chris brought up the issue with the garage door that needed replacement due to the accident and Brianne said Paul Ash would continue with the process of collections/contact with payment from the insurance agency.

Landscape Committee Presentation

George Lord presented and started off by checking to see that everyone received the Landscape Committee's (LC) mission statement. The LC is currently collecting bids for landscape architects. Chris asked George if the LC could take some before and after photos of landscaping jobs that are worked on.

George asked Brian Wilson about whether or not the developer had any actions in the past with the houses on the ridge behind Boulder Canyon. Brian said he would ask Peter Wells about this and suggested that we would need a third party to look at the erosion issue to justify where the problems might be coming from.

Call to Audience

Questions came up about what would the board do about issuing a key to anyone renting the club house. Priscilla said that the key would only allow the renter access to the portion of the club house they were renting.

A question was asked regarding the % of those residents/condos now not paying their fees. Brian said that this was now less than 5% - leading to 4 or 5 owners that have had a long outstanding debt to the HOA. Larry Moore suggested we put some thought into individual water shut off units. Brian said that if we were to assess for this kind of issue that our community would automatically be red flagged and that this special assessment would be on each questionnaire. Susan suggested that for such a project we could raise the monthly fees over time and pay for the valves up front. Brian suggested that the cost to payoff scenario is a bit off as the expenses to install individual valves would be very There would be drywall work, installation of access panels, etc.

A previous request had been made by George Lord of the board to increase the number of those sitting from 5 to 7. George asked what the progress of his request was. Chris reiterated that this type of issue needs to be brought up to the residents at the annual meeting and would be subject to the 67% vote to pass (and change the CC&R's). It was mentioned to the audience that you cannot restrict board membership with residency restrictions such as the guidelines George had suggested in his initial proposal. The issue at hand is that all owners are entitled to be on the board and once elected, how would you even restrict individuals fitting into categories. Brian suggested to George that if residents wanted someone on the board who actually lived in Boulder Canyon or in the Tucson area, then they can vote based on this issue. Furthermore, Brian suggested that it is up to Paul Ash and the community at in Boulder Canyon to report on incidents/issues of importance. The board was elected to make decisions on issues that effect the community, not police the grounds. Priscilla brought up that the board would vote to bring the issue up at the yearly meeting, which it then goes to the general assembly for a vote in order to revise the CC&R's. It was decided to table this issue and do some more review of the CC&R's.

An audience member suggested that we keep track of all leases for units that are leased out, especially by agencies. Brian said this is a task that is not easy to keep track of due to the amount of work involved and the amount of changes that happen in those scenarios.

Chris moved to adjourn the meeting and mentioned the next meeting would be November 16th at 2PM AZ time. There will be an executive meeting at 1PM prior to the regular meeting.