

Meeting Minutes:  
September 21<sup>st</sup>, 2011 @5PM

**Board in Attendance:**

Phone: Susan Sundsby, Chris Ferril, Bill Siegel

At the Boulder Canyon Clubhouse: Larry Moore, Priscilla Garcia and Brianne Hansen

Non board members present: Joel Williams, Alice Shull, Marcy Fralick, Carol LaCroix, George Lord, Nancy Wilson, Don Williams and Barbara Jean Williams.

Call to Order by Chris Ferril

Motion to approve August meeting minutes by Chris, seconded by Susan.

Treasure's Report

The financial period ending August 31<sup>st</sup> is still not closed due to open questions. September has a few CD's maturing and in looking around .30% seems to be the best rate available to fit criteria. Since money market accounts are paying more than this and to ensure we keep cash at FDIC limits, \$100,000 was moved from the Wells Fargo account to Alliance Bank. \$100,000 was also moved from Commerce Bank to Seacoast Bank. Now all 3 and 6 month CD's have been closed. Two large remaining CD's are not due to mature until March of 2012, but we do retain access to enough cash now.

The \$60k contract with Comcast was for a 15 year term. If we wanted to get out of this contract, we'd have to pay some prorated money back to Comcast. The contract was signed in 2010 and Susan has had Natalie at Paul Ash incur the money over the contract term. Chris asked if we were to cancel the contract, would it be prorated. Susan said yes and that whatever was sitting on the balance sheet as deferred revenue is what we would owe in such a circumstance.

Susan proposed that the board hold a closed meeting prior to the next meeting to go over the delinquency report. Larry made a motion to meet next time at 1:30, Chris, Susan and Bill agreed. It was noted that Chris and Susan would be in Tucson for this next meeting.

Susan mentioned she had a walk through meeting with those conducting the reserve study on October 11<sup>th</sup> at 9am and invited others to join them. Susan also indicated that she now has 5 people to sit on the finance committee. The first meeting will be held at the clubhouse on October 13<sup>th</sup> at 6pm and they will be starting the budgeting process.

Management Update

No update at this point.

Old Business

The golf cart at building #17 needs a battery pack and more to fix, cost would be at least \$700, and this cart is owned by the declarant. If we were to pay to fix it then the declarant would donate it to Boulder Canyon. Otherwise, the declarant will sell it. Larry asked about the other carts noting that we really don't need one. Suggested that we table this topic for the moment.

Chris brought up the question of rule enforcement, and that we have one in place. Priscilla said that due to safety, the violations that involve the BBQ's have a shorter notice period than other infractions. The process is that a notice goes out, then after 30 days a second notice goes out, and then another 30 days, a fine is assessed. Chris said 30 days seemed too long and we should reduce this to 15 days and Bill suggested that this was a good idea. Priscilla wants to look at the AZ laws to determine if these time frames are legal. Chris asked if violators are allowed a hearing once given notice and Priscilla said yes, that any violation can get a hearing. Priscilla will look at the state laws and notify us for the next meeting.

New pool signs are up and the broken windows in the clubhouse have been replaced. As for the garage repairs, Chris asked if the final part has been fixed on the door involved. Brianne noted that the last part, a key, was due to be provided the next day for completion of the project. Chris asked if Farmer's Insurance is working on reimbursement and Brianne indicated that no further reimbursements beyond the original \$700 had been issued.

Leak in the club house - Chris asked if this was a contractor related issue. Priscilla said it was not.

Carport repairs happened fast and the results look good.

Speed bumps are all set and we will monitor for effectiveness.

Swipe cards for amenity access. Chris and Susan asked many questions about how this will work as did the rest of the board and Larry made a motion to table this issue for take it up later, which Bill seconded.

Larry mentioned that there was still a Comcast truck parked out in front of the club house at the time of the meeting. He mentioned that there is often two trucks there with logos. Chris asked about what we have found out regarding the trucks. Priscilla said that this came up in the last meeting and that the company was notified and she will do so again.

### New Business

Brianne informed the board that the leasing office had moved to the club house. The hours will be 9 – 6 with 10 – 4 on Saturdays and closed Sundays. Priscilla noted that the hours may change due to many variables. She mentioned she would update the board if there were any changes made. Priscilla also said that the board can approve that a key be given to any board member or committee people. Susan said she would like a key and will get one from Priscilla. Larry mentioned that we should get George Lord a key for his committee meetings and Chris agreed as did Bill.

Issue regarding recycling and need for signage on the bins. Homeowner Carol LaCroix called the vendor who told her they had no extra signs, but that we can put some on so long as they are reasonable. She looked up pricing and found she could get 8 laminated signs for \$125. Larry asked how long a laminated sign would last and Carol indicated it would last as long as it wasn't removed. Larry moved that we get the signs, and Susan seconded this. Chris said Carol should contact Paul Ash to get the reimbursement for the signs.

Pool furniture – Brianne will be checking to see the status of the delivery.

Weight room machine tables/benches in need of repair. One of the treadmills is also in very bad shape. Priscilla wasn't sure exactly how old the machine is therefore Priscilla is going to look this up. Susan asked Priscilla if she could find out the cost of a new machine.

Bridge repairs between building #6 and #7 and then at #14 are just about completed.

Sidewalk trip hazards are a concern and Brianne is going to be talking to the landscape committee about this. Chris mentioned that this is new information and needs to be sent to all board members.

Priscilla talked about violations and that #17208 grill had been removed. We are still waiting on #11103 to remove grill. Chris asked who owns these units. Priscilla said it was a mix of owners and renters and Chris asked Priscilla to get some rules or a checklist to Rob Alvarez at OnSite Realty (rental agent) because there are too many broken rules with his renters.

#14202 is for sale and the real estate agent has requested the board contribute to repairs in the unit she represents as there have been two incidents of damage where the second one happened after she had repairs done for the first incident. Priscilla notified the board that the issues in this unit were due to two separate issues completely. One being the roof leaked and the second being a problem with piping. All repairs to the structure that are the responsibility of the HOA have been completed and were taken care of expediently. According to Priscilla, we are still awaiting word from the agent regarding an insurance claim issue.

Charlie no longer is employed at Boulder Canyon leaving Tom as the only on site employee. Tom will work strictly for the HOA and not the developer. Larry asked how Tom's hours are determined to which Priscilla mentioned Tom has a series of checklists that he completes weekly. Chris asked what happens if Tom gets sick and Priscilla mentioned that Paul Ash has other properties where the people can help fill in when necessary. Bill asked where Tom was living now since before his place was provided to him by the developer. Priscilla said the developer still provides Tom with housing (although it was not made clear if this is given to Tom, or if Tom must pay for the home rental).

### ***Presentation by George Lord speaking for the Landscape Committee***

Bid specs are ready to go out to 3 contractors including our current contractor, Chula Vista to obtain some competitive costs. There is also a bid out for a landscape architect to obtain information we will need on a total site plan including issues of erosion etc. Susan asked if the landscape companies have someone working in this capacity already. George Lord said some to, but the bids are going out to get some competitive pricing. There is also the issue of a landscaper and a landscape architect. Bill put out a motion that we put out to bid for a landscape architect and all other board

members agreed. Chris asked if any trees obtained from Trees for Tucson would go in first, and George said yes. Chris asked Paul Ash to make the funds available for applications such as those presented by Marcy Fralick.

Chris asked if there was any more new business and Larry asked that we review the way we communicate the board meeting plans to other residents besides just the sign that is put up in the mail room. Chris mentioned that this information does go out in the email notice to homeowners. Priscilla mentioned that they can do as the board wants but to keep in mind that newsletters/mailings are costly. Brianne mentioned that they had statements ready to go out and that they could hold off until we put something together.

#### Call to Audience

George Lord mentioned that there are multiple ads in the mail room and that they should be removed, and that we also need a larger message board. Larry agreed and stated that there are currently two large ads for restaurants in the mail room which also invites others to put up handwritten signs. Chris asked Priscilla to check on the cost of a larger sized bulletin board (3x4 ish lockable with glass doors).

Chris moved to adjourn the meeting and mentioned the next meeting would be October 19<sup>th</sup>. The meeting will start at 1:30 pm local time as a closed session for the board to go over the delinquency report. The regular meeting will start at 2 pm local time.