

Boulder Canyon at La Reserve Homeowners Association Board Meeting Wednesday, September 18, 2013 – Minutes

A. Board members in attendance

- BC Clubhouse: Kurt McMillen
- Via speakerphone: Chris Ferril, Tom Morton, Susie Sundsby and Brian Wilson
- Joined at the clubhouse by Geoff Orbal of Paul Ash Management Co.

B. Homeowners in attendance: Loretta Hayden, Deborah Payne, Marcy Fralick and Carol LaCroix

C. Call the meeting to order at 6:00 PM by Chris Ferril, President

- Chris Ferril requested that the audience hold their comments/questions until directed to make a comment and they will have the opportunity to speak.
- Chris Ferril introduced to the audience Geoff Orbal from Paul Ash Management who joined in June and was assigned to BC. Geoff has provided the board with excellent feedback and Chris acknowledged the work he has done and that the board looks forward to working with him.
- The board received and reviewed the minutes of the January 16, 2013 meeting. The minutes were approved without correction.
- Chris stated that Board secretary, Tom Morton is unable to speak at tonight's meeting and asked Kurt McMillen to read the minutes from the July emergency meeting. The minutes were read, recommended for approval, seconded and approved without correction.

D. Treasurer/Committee Reports:

• Treasurer report (Susie Sundsby)

-Susie reported on financial results on the year to date through August 31, 2013. Monthly recurring revenue and expenses for the most part were in line with budget with some exceptions.

Exceptions included: Water revenue reimbursement favorable variance \$10,500 which is primarily the result of replacement of batteries and rate increases on sewer side passed on to all residents effective January 2013. There has been no Oro Valley rate increase on the water side.

Property insurance provider has increased our premium by \$100 per month due to increase in value of our property.

Water utility expense is significantly over budget – unfavorable variance (\$19,600) (water has been negatively affected by a number of water leaks), re- filling the pool and spa, leak in water line to spa from large tree roots wrapping and causing the breakage of the spa water lines, and irrigation leaks throughout BC. We are working on getting this under control. Complete Landscaping to check all irrigation lines for age and estimated remaining lives.

Just received August invoices for water and we are over budget in September by an additional \$3,800.00.

- Through August 31st – Actual total operating expenses \$259,800 versus budget of \$260,300 for a favorable variance of \$500.
- Non-operating expenses-Capital expenditures include the planned pool resurface and pool heater, clubhouse windows and the building 7 drainage/erosion project. .Items not planned for : \$4,700 for the spa circulation pump and spa water line repairs caused by tree root damage and this cost does not include the tree removal and water cost due to the break. Through August 31st – Actual total capital expenditures \$49,800 versus budget of \$45,200 for an unfavorable variance of (\$4,600).
- Total 2013 capital budget is \$48,200 so as of 8/31 we are over budget \$1,800. Due to this we expect to defer BBQ grill replacement, exterior block wall painting and breezeway/stairwell power washing to 2014.
- Wells Fargo accounts to be moved to Bank of Tucson for a reduction of bank fees.

- **Landscaping Committee Report: (Marcy Fralick – Geoff Obral)**
 - Tree trimming project – Project completed. Walk through completed by Marcy Fralick, George Lord, Geoff Obral (PAMCO) and the Groundskeeper to re-evaluate trees targeted for removal or trimming this year. Additional trees removed by pool area. Tree root intrusion created water breaks. To be addressed under old business.
 - Rye Grass planted. Notice to be posted to inform residents.
 - Marcy said another bid is needed for flowers in front of the Clubhouse and Fountain.
 - Jim Wilde was to provide information on Bldg 7 – street side erosion issue. Jim was unable to attend meeting. LC plan is to continue with erosion control and items will be added to budget for 2014. To be reported at a future meeting.
- **Property Management Update (Geoff Obral)**
 - Water Meter Batteries replacement: many units (124 units) still require battery/meter checks and/or replacement. There was an open discussion about the water meters and Susie added that faulty batteries/meters are costing the HOA a lot of money. All agreed that batteries and meters need to be checked to ensure accurate readings. PAMCO to send letters to all units that have not complied. If no reply received from unit owners/residents by a specified date, access cards will be deactivated until compliance is reached.

E. Old Business

Chris Ferril recapped recent and upcoming projects.

- Pool resurfacing in less time that was scheduled.
- Pool deck needs to be repainted.
- Pump for the SPA replaced due to the poor circulation in the SPA and after being replaced discovered leak in the pipe due to tree damage caused by the roots by the trees in the pool area.
- Clubhouse windows replaced due to broken seals, 8 windows replaced.
- Building erosion project completed and the board thanked the LC for all their help and work done.
- Property maintenance: Chris Ferril acknowledged our maintenance mgr, Tom Martinez for his work in the community and asked residents to thank Tom when they see him. A little praise goes a long way.
- Vandalism: Sewer smell near Bldg 16 was reported to Pima County and after investigation it was found someone lifted the sewer grate and threw rocks/garbage in the manhole. We were informed that BC would be responsible for the cleanup. (Approx \$800.00) Geoff attempting to confirm if BC is responsible for this cost. Be sure to report ANY vandalism, theft etc as it costs ALL of us.
- Parking: Resident suggested that no parking time in front of the Clubhouse be changed from No Overnight Parking to No Parking from 11 pm to 5 am or some variation thereof. To be addressed.

F. New Business

- Landscape Committee Bldg 13 irrigation drainage caused by slope of hill and dry ground. Suggested that run off issues could be rectified install of French drain, remove grass, dig further and fill with rocks. Additionally there is an erosion issue on the slope along Bldgs 7, 8 & 9 (street-side) that the LC is looking to address and obtain bids.
- Chris said to help keep within this year's budget, the board is expecting that the new grills, exterior block wall painting and power washing of hallways/breezeways will have to be put off until 2014.

G. Call to the Audience

- Board was asked about possibility of adding cameras to front parking lot to address clubhouse parking issues. Board agreed that the install was not warranted to just address parking. If safety was a concern, the issue could be looked at again.
- Homeowner advised that unit 4105 has a broken window and an interior door leaning on a window that can be seen from the exterior of the unit, violating community rules. Unit needs to be cleaned up. Brian and Geoff to follow up as this is a unit owner by Peter Wells and utilized as a developers maintenance storage unit.

H. Final Comments.

- Chris reminded the homeowners of the Next Meeting on Wednesday November 20th @ 6 PM at the Clubhouse. There were no further comments.
- Meeting was adjourned @7:45 pm