

**BOULDER CANYON at LA RESERVE
HOME OWNER'S ASSOCIATION BOARD MEETING
WEDNESDAY SEPTEMBER, 17, 2014
REGULAR SESSION**

Board Members in Attendance:

- *Present in person were: Kurt McMillen, President; Marcy Fralick, Secretary; and Susie Sundsby, Treasurer. On speaker phone was Tom Morton, Vice-President; and Geoff Obral, Paul Ash Management's Property Representative.*
- *Absent was Brian Wilson.*

Homeowner's in Attendance:

Home Owners present at the meeting were Jan Keepers Unit #7208; Carol LaCroix, Unit #8102; Pat Blank, Unit #2107; Ken Kayl, Unit #3103; and Cheryl Brown, Unit #2106, Kate Murphy #9107.

Call to Order:

- *Kurt McMillen, President, called the meeting to order at 6:01 p.m., and declared a quorum was present.*
- *January 2014 regular meeting minutes and a February 2014 emergency meeting regarding the Building #13 drainage and sidewalk project. Both sets of minutes were approved and will be placed on the website. Minutes will routinely be added to our website as drafts until approved at the next meeting.*
- *Susie makes motion to approve both sets of minutes, and Marcy seconded.*

Reports: Treasurer – Susie Sundsby:

- *Susie reviewed cash flow statement and went step by step over each item on the statement. She highlighted some of the main issues.*
- *Susie reported that there were many roof repairs this year, and Ken Kayl asked how old the roofs are. Upon subsequent review of the Reserve Study the flat roofs were installed during 2006.*
- *Capital expenses were reviewed including the fitness center equipment, a pump at the spa, and repair of the parapet on Building #6.*
- *\$20,000 remaining in budget for Capital Expenditures.*
- *It was explained that Geoff Obral prepares the annual budget for fixed costs. Susie discussed the process of creating and publishing the budget in response to Carol LaCroix questions. Discussion ensued between Kurt, Susie, Jan Keepers and Carol LaCroix.*
- *Expenses involved with recent flooding was discussed between Pat Blank, Ken Kayl and Kurt McMillen, with regard to Pat's unit being flooded and how the HOA will pay for her damage. It was resolved that Geoff will take Pat's insurance information and contact her company to see if there's a resolution possible between our Farmers Insurance and her insurance.*

Reports: Landscape Committee – Kurt McMillen, Chairman

Regular members: Jim Wilde, Linda Balzer and Shelley Soloman

Temporary summer members: Carol LaCroix and Marcy Fralick

- *Capital Budget projection for Q4 2014: \$20K for Bldg #7,#8, & #9 swale and erosion, and the Bldg #13 sidewalk project.*
- *75 ground spreading plants will be planted on the hill behind Bldg #'s 7,8, & 9 by Complete Landscaping for erosion control.*
- *Complete Landscaping bid to clear up the area by Bldg #2 for \$1125.00. Work was completed.*
- *Developed a Statement of Work (SOW) to send out to five or six Landscape companies, including Complete, to bid on the SOW. The LC will evaluate and recommend the next Landscape Company. Discussion between Kate Murphy and Kurt re: tree replacement for storm downed trees. Discussion re: TEP Trees for Tucson and how the process works with audience and Marcy Fralick.*
- *Winter Rye seeding delayed due to recent heavy rains*
- *Master La Reserve Property Association has accepted landscaping responsibility for the disputed area beyond our property boundary wall (on the north and west sides of the property)*

Reports: *Architectural Committee – Tom Morton, Chairman via Conference Call*

- *Reminder to use Architectural Change request for all exterior alterations.*
- *Reminder to send letters to owners to paint all Unit B patio doors brown.*
- *Reminder not to post flyers on windows outside Clubhouse doors.*

Report: *Rules & Compliance Committee – Marcy Fralick, Chairman*

- *Review of new Rules and Compliance*
- *Parking spaces and permission as owners are responsible for their carports*
- *Discussion between Board and Cheryl Brown re: unauthorized persons in her parking space*
- *Kurt suggested taking corrective action re: signs on carport prohibiting unauthorized use of assigned parking spaces.*
- *Discussion of pool access with Board and Ken Kayl re: access to Service gate for use of BBQ's. Susie countered that it was cost prohibitive to activate that gate.*

Management Update

- *re: La Reserve Lynn Marrs has been replaced by Jim Upton*

Old Business

- *Water Meter battery replacements are almost complete. Tom will finish the rest of the replacements.*
- *Brian Wilson had several discussions with Farmers Insurance in late March and our monthly rate was reduced from \$1653/mo to \$1406/mo starting in May for a savings of \$247.00/mo.*
- *Postal boxes won't be installed due to key turn costs*
- *Building repairs to parapet to Building #6 since last Board meeting*
- *Garages that are sold must be reported to the HOA, just as condo units are.*
- *Reminder that we have a web site, newsletter and PAMCO blasts for communication*

New Business:

- *Rainstorm damage and remediation discussed previously*

- *New major HOA project is to discuss painting of the complex*
- *Upcoming Reserve Study will be full study with pictures and documentation of all inventory from an onsite perspective*
- *Book Club update – Marcy Fralick*
- *Social Club update – Deferred to Betsy Bowie and Jill Perry who are not on site as of yet*

Call to Audience:

- *Jan Keepers discussed process of changing Management companies.*
- *Discussion on process of changing Landscaping company.*
- *Possible stairs for west side of Bldg #9 discussed*
- *Possible railing for Bldg #11*

Adjournment

Marcy Fralick made motion to adjourn meeting, Susie Sundsby seconded.
Meeting adjourned at 7:34 p.m.