

November 1, 2012

Dear Sundance Homeowners,

Board of Directors

We are pleased to welcome our new Sundance board member; **Lynn Beaty**. All the other board directors, K.J. McCorry, Kim Rider, Beth Leibo, Carol Brooks and Samantha McBride have all graciously agreed to serve another year on the SHOA board. The board formally meets two times per year. To view board meeting minutes please visit the [Meeting Minutes](#) section on the SHOA website.



Common Areas Renovation

We did not do any major renovations to any of the common areas this year. The early snow from Fall 2011 and the extensive tree and fence damage used up the budget we had expected to use for common area renovation. We will be planting some trees in the 28th Street common area as we had to remove two trees that were diseased. We do have master landscaping plans available on our website under [Documents](#), if you would like to view our 10 year plans for the renovation of the common areas.

Homeowner Dues

The homeowner dues will increase 5% for 2013 for a monthly total of \$57.75 or an annual fee of \$693. We encourage you to pay your full year payment in January. Or you can certainly make monthly payments by credit card via PayPal or check. For more information on payment options, visit our website at www.sundanceboulder.com and click on [Pay Your Dues](#).

Annual Members Meeting

Our annual meeting was held on October 9th, 2012 at the New Day Church. We had 5 homeowners who attended. We covered the financial statements for 2012 and the projected budget for 2013. We also addressed common homeowner concerns. Please download the meeting minutes located on the [Meeting Minutes](#) of the Sundance website to learn more.



Elks Park Renovation

The Elks Park is slated for renovation in Spring 2013. The renovation was delayed due to permits and the construction of the bike path. The City of Boulder held periodic meetings in 2010-2011 to get homeowner input on the plans and designs. Both the President and Vice President of the SHOA board attended the majority of meetings and provided input on behalf of the SHOA community. For detailed information and to view the final plans on the Elks Park visit [the City of Boulder Parks Website](#). If you have questions on the Elks Park renovations please contact Mike Lamb, Project Manager at 303-413-7225

Sundance Website

We are being mindful to save paper and use our [website](#) for communications. On our website we post all documents including board meeting minutes, annual meeting handouts and financials. We also have a page dedicated to 'Meet Your Neighbors'. If you would like to be included on this page, just send us a picture and short paragraph about your family.

For questions and concerns don't hesitate to reach out to our property manager, Nick Conley at nick@highlandrealty.com.

Wishing you a delightful holiday and winter season,

SHOA 2012 Board of Directors

- K.J. McCorry, President
- Kim Rider, Vice-President/ Treasurer
- Carol Brooks, Secretary
- Beth Leibo, Director
- Samantha McBride, Director

SUNDANCE HOMEOWNER ASSOCIATION ANNUAL MEETING

Date: October 09, 2012

Time: 6:30-8:00 P.M.

Location: New Day Church, 2801 Jay Road, Boulder, Colorado 80301

Meeting Minutes

SHOA Board Attended: KJ McCorry, President and Kim Rider, Vice President/Treasurer
SHOA Board Absent: Carol Brooks, Secretary; Beth Leibo, Director, Samantha McBride, Director

Property Manager Attended: Nick Conley, Property Manager, Highland Realty

SHOA Homeowners Attended: Lynn Beaty, Brad Queen, Paul Lugar, Ed Obreza and Victor Belenski

6:30-7:00 Social Time for Homeowners

7:00-7:05 Welcome (KJ)

K.J. McCorry, President of the SHOA opened the meeting with introductions of the board members, property manager and the attending homeowners.

7:05-7:10 Board of Directors Nomination for 2013

There was one nomination received for board membership. Lynn Beaty, an original owner in Dawn Court was unanimously approved as a new SHOA board member. The current 2012 board of directors have all agreed to serve another year on the board.

7:10-7:15 Architectural Control Committee (ACC)

Kim Rider reviewed the responsibilities of the Architectural Control Committee (ACC). The current members of the ACC are Kim Rider, Scott Troetel and Whitney Blair. These members have agreed to serve another year term. There were no additional volunteers at the annual meeting.

7:15-7:25 SHOA Financial Update

K.J. McCorry and Nick Conley reviewed the financial statements of the homeowners association. The current 2012 income and expense report, 2012 balance statement were reviewed. It was requested by a homeowner to include a 'pie graph' for next year's reports. The board approved 2013 budget was reviewed. Homeowner's dues will increase by 5% for 2013.

7:25-7:35 Community Reminders

K.J. McCorry reviewed the following community reminders with the homeowners;

- Please remove trash Cans removed from front of homes. They may be placed inside garages or on the side of homes.
- Please check your garage outside lights. These lights are the only outside lighting in our neighborhood and necessary to keep the neighborhood safe.
- Please be mindful to keep your yard well-maintained.
- The SHOA does not shovel homeowner sidewalks, that is the responsibility of the homeowner.
- We have received complaints about speeding traffic on Amber Street. Please slow down when entering the Sundance community.
- Please keep dogs on a leash in the Sundance community. Some homeowners have complained of dogs peeing in their yards.
- All documents, board meeting minutes and information are located on the SHOA website www.sundanceboulder.com and Highland Realty website

7:35-7:45 Common Area Landscaping Improvements

Kim Rider provided an update to the Elks Park Renovation. The city has begun work on the pedestrian path that will go through the park to 26th Street. That should be completed by November 2012. The Elks Park Renovation work will begin in April of 2013. For more information, please contact the City of Boulder Parks and Recreation.

Because of the extensive tree and fence damage in 2011/2012, there were not funds available to do additional renovation in the common areas of Sundance. The board has allocated \$7,500 in the budget for 2013 to do improvements in the common areas. The exact improvements have not been identified. The board will review the landscaping master plan (available on the Sundance website) in the Spring to determine the type of improvement to make.

7:45-8:00 Other Topics of Concern for Homeowners

One homeowner asked if some additional trees could be planted (at the homeowners expense) in the Dawn Court common area that abuts against the northeast corner of the Elks Park. The board asked the homeowner to put the request in writing and send it to the property manager. This request will be sent to all the board members for approval.

There were no other concerns or issues addressed.

The meeting was adjourned at 8:00pm.

Meeting minutes prepared by K.J. McCorry 10/10/2012

Meeting minutes reviewed by Nick Conley 10/10/2012

Meeting minutes approved by attending board members 10/11/2012

SUNDANCE HOMEOWNER ASSOCIATION ANNUAL MEETING

Date: October 09, 2012

Time: 6:30-8:00 P.M.

Location: New Day Church, 2801 Jay Road, Boulder, Colorado 80301

Agenda

SHOA Board:

- KJ McCorry, President
- Kim Rider, Vice President/Treasurer
- Carol Brooks, Secretary;
- Beth Leibo Director
- Samantha McBride, Director
- Nick Conley, Property Manager, Highland Realty

6:30-7:00 Social Time for Homeowners

7:00-7:05 Welcome (KJ)

- Board member introductions
- Property Manager, Nick Conley
- Homeowner introductions

7:05-7:10 Board of Directors Nomination for 2013 (KJ)

- Announcement of Board member renewals
- Review of nominations (if any received)
- Hold Board of Director elections (if any nominations)

7:10-7:15 Architectural Control Committee (ACC) (Kim)

- Review ACC duties and process
- Review ACC members

7:15-7:25 SHOA Financial Update (Nick)

- Review of 2012 Financial Report
- Review of 2013 Budget
- Association Dues 5% operating increase
- SHOA 2013 Dues payment options

7:25-7:35 Community Reminders (KJ)

- Trash Cans removed from front of homes
- Porch lights- check
- Yard Maintenance
- Shoveling sidewalks
- Driving/ Speeding
- Dogs on Leash
- SHOA website www.sundanceboulder.com and Highland Realty website

7:35-7:45 Common Area Landscaping Improvements (KJ)

- Elk Park Renovation Update
- Review of Landscape Renovations Plans for 2013

7:45-8:00 Other Topics of Concern for Homeowners

Twelve Month Budget And Actuals

Sunday, September 30, 2012

Sundance HOA 2012 Budget (Continued)

Sundance Homeowners Assoc Cash Budget Year Starts January 1, 2012

	Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
EXPENSES (Continued)													
Expenses (Continued)													
Postage	Actual	16.02	4.00	5.80	12.10	15.00	10.00	16.25	5.00	35.00	5.00	10.00	54.17
	Budget	20.00	10.00	5.00	5.00	15.00	10.00	5.00	5.00	35.00	5.00	10.00	150.00
Snow Removal	Actual	1,033.00	1,298.00	107.00									2,438.00
	Budget	1,000.00	1,000.00	500.00									4,000.00
Sprinkler Repair/Maintena	Actual			84.45	140.85	100.00	150.00	100.00	177.50				402.80
	Budget			900.00									1,250.00
Tax & Audit Doc Fees	Actual	255.00											255.00
	Budget		256.00										256.00
Transfer to Reserves	Actual												
	Budget											2,800.00	2,800.00
Tree Maint. & Pruning	Actual			3,200.00			542.50						3,742.50
	Budget												3,200.00
Water	Actual	26.73	26.73	40.14	51.57	195.48	448.61	664.95	878.70				2,359.64
	Budget	45.00	45.00	70.00	130.00	100.00	300.00	415.00	600.00	600.00	100.00	45.00	2,495.00
Total Expenses		2,837.06	6,242.76	1,790.73	5,011.80	2,401.02	4,597.83	3,174.75	3,388.66	0.00	0.00	0.00	32,220.05
TOTAL EXPENSES		2,837.06	6,242.76	1,790.73	5,011.80	2,401.02	4,597.83	3,174.75	3,388.66	0.00	0.00	0.00	32,220.05
NET INCOME (LOSS)		455.82	(2,345.04)	2,465.57	(919.55)	1,387.25	(860.11)	1,095.70	619.01	0.00	0.00	0.00	2,873.40

Balance Sheet

Sunday, September 30, 2012

Sundance Homeowners Assoc

Cash Accounting Year Starts January 1, 2012

ASSETS

Current Assets

Compass Bank Checking	\$11,420.28	
Compass Savings Account	\$31,142.26	
Total Current Assets		\$42,562.54

TOTAL ASSETS \$42,562.54

LIABILITIES

Current Liabilities

Member Open Credit	\$6,462.61	
Total Current Liabilities		\$6,462.61

TOTAL LIABILITIES \$6,462.61

EQUITY

Current Year Earnings	\$2,873.40	
Capital Retained Earnings	\$33,226.53	
Total Capital		\$33,226.53

TOTAL EQUITY \$36,099.93

TOTAL LIABILITIES AND EQUITY \$42,562.54

Twelve Month Budget

Tuesday, January 1, 2013

2013 Proposed Budget

Sundance Homeowners Assoc Cash Budget Year Starts January 1, 2013

	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	Total
INCOME													
Income	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	48,720.00
Monthly Assessment Dues	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	48,720.00
TOTAL INCOME	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	4,060.00	48,720.00
EXPENSES													
Expenses													
Administration							10.00						10.00
Electricity	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	624.00
Emergency Repairs		200.00			200.00			200.00					800.00
Fence Maintenance				1,500.00									1,500.00
General Clean-up					900.00								900.00
Grounds Improvements				7,500.00									7,500.00
Grounds Maintenance				1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	9,000.00
Insurance				875.00				875.00					1,750.00
Legal Fees	250.00			250.00			250.00			250.00			1,000.00
Management Fee	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00
Organic Fertilizer/Weed C				556.00			556.00		556.00				2,179.00
Pay Pal Service Fee	95.00	40.00	50.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	365.00
Postage		15.00	5.00	10.00	10.00	10.00	10.00	10.00	5.00	10.00	10.00	15.00	100.00
Snow Removal	1,000.00	1,000.00	1,000.00	500.00	900.00	100.00	150.00	100.00				500.00	4,000.00
Sprinkler Repair/Maintena													1,250.00
Tax & Audit Doc Fees													255.00
Transfer to Reserves					4,000.00								3,000.00
Tree Maint. & Pruning					55.00	200.00	500.00	500.00	600.00	600.00	200.00	35.00	4,000.00
Water	35.00	35.00	35.00	45.00	55.00	200.00	500.00	500.00	600.00	600.00	200.00	35.00	2,840.00
Total Expenses	2,107.00	2,272.00	1,817.00	5,077.00	14,183.00	3,957.00	3,348.00	3,557.00	3,033.00	2,732.00	2,793.00	4,297.00	49,173.00
TOTAL EXPENSES	2,107.00	2,272.00	1,817.00	5,077.00	14,183.00	3,957.00	3,348.00	3,557.00	3,033.00	2,732.00	2,793.00	4,297.00	49,173.00
NET INCOME (LOSS)	1,953.00	1,788.00	2,243.00	(1,017.00)	10,123.00	103.00	712.00	503.00	1,027.00	1,328.00	1,267.00	(237.00)	(453.00)