

**Sundance Homeowners Association
Spring Board Meeting / Walkabout
4/29/11 @ 4:30 PM @ KJ's: 4055 Dawn Ct**

MEETING MINUTES

Attendees: K.J. McCorry, President
Carol Brooks, Secretary
Beth Leibo, Director
Jennifer Atkinson, Community Manager from Highland Realty & Management
Chris Gallagher, LID LANDSCAPING

Minutes:

The attendees conducted a walkabout in the community and addressed multiple issues:

- a. Mailbox: A dead tree damaged 4153 Amber mailbox that is near the Sundance mailbox kiosk. The board determined the 4153 Amber mailbox was repaired appropriately. LID LANDSCAPING would remove the dead tree from the mailbox area.
- b. Driveways: The common driveway near 4138 Autumn Ct is in poor condition. A bid will be obtained to consider replacement or repair.
- c. 28th Street Fence: A bid will be obtained to stabilize the fence on 28th and make repairs to the fence behind 4072 Dawn Ct.
- d. Swingle/ Tree Pruning: The bid for seasonal pruning was reviewed and multiple trees will be addressed. A bid has also been requested to remove a dead cottonwood in the southeast corner of the property near the drain pan.
- e. Swingle/ Beetle Damage: Treatment will take place on some trees in the 28th Street Common Area, as advised by Swingle and LID LANDSCAPING.
- f. Backflow Repair: The Board confirmed that the backflow repair was made and that the security measure is acceptable.
- g. Creek Banks: LID LANDSCAPING will work to mitigate some erosion on the west side of the creek.
- h. Homeowner property: HOA violations were observed at 4 properties. Homeowners will be contacted to rectify the issues.
- i. Sprinkler Schedule: It was agreed to have the same water schedule as before in 2010. Highland Realty will work with LID LANDSCAPING to address the high water usage in August 2011. This is based on an unexpectedly large bill from August 2010.

- j. Landscape projects/upgrades have not been confirmed for fall 2011. SHOA board will consider addressing another common area or planning some additional trees in August 2011.

Other:

- k. The current financials were reviewed by the board and the HOA is in within budget and has adequate reserves. The current net assets are \$56,000. In January the HOA's bank, FirstTier Bank, closed. The Board agreed to open accounts at BBVA Compass. The account signers are President, K.J. McCorry and Vice President/ Treasurer, Kim Rider.
- l. Snow removal: The HOA may consider an option to remove snow from sidewalks for 2011/2012. Jennifer will contact the insurance provider to learn of any liability issues before a decision is made. This will be considered at the August 2011 board meeting when the 2012 budget will be reviewed.

The meeting concluded at 7:00 PM.

Minutes approved by the SHOA board April 13, 2011.