

SUNDANCE HOMEOWNER ASSOCIATION ANNUAL MEETING

Date: October 07, 2013

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, Kim Rider, Vice President/Treasurer, Carol Brooks, Secretary, Samantha McBride, Director, Lynn Beaty, Director
Property Manager Attended: Nick Conley, Property Manager, Highland Realty

SHOA Homeowners Attended: Jane Paris, Ugur Kocataskin, Pat Carruth, Kirk Emry, Scott Troetel, Victor Belenski, Paul McCormack, Greg Brandes, Ralph Doane, Peggy Papper, David Julie

6:30-6:45pm Social Time for Homeowners

6:45-7:00 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 2014 (KJ)

There was one nomination received for board membership. David Julie, owner on Amber Ct for 21 years was unanimously approved as a new SHOA board member. The current 2013 board of directors have all agreed to serve another year on the board. The current board officers will also remain the same.

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

Kim Rider reviewed the responsibilities of the Architectural Control Committee (ACC). The current members of the ACC are Kim Rider, Scott Troetel and Lynn Beaty. These members have agreed to serve another year term. Ralph Doane volunteered to work on the ACC and was approved unanimously.

7:15-7:25 SHOA Financial Update

K.J. McCorry and Nick Conley reviewed the financial statements of the homeowners association. The current 2013 income and expense report, 2013 balance statement were reviewed. To date, the expenses have remained within the annual budget. Current assets of the homeowners association, both checking and savings accounts are \$50,958.

The board approved 2014 budget was also reviewed. Homeowner's dues will increase by 5% for 2014 increasing the dues to \$61/ month. It was noted that the board of directors may increase homeowner's dues annually by 5% and do not need homeowner approval. There were increases in the budget for the following categories of fence maintenance, grounds improvements, grounds maintenance, organic fertilizer, and tree maintenance.

7:25-7:35 Flood Clean up and Costs (KJ)

K.J. McCorry reviewed what the HOA is doing to clean up from the flood damage and associated costs with the clean-up. The board did a comprehensive assessment of the flood damage a week after the flood on September 18. Vendors were contacted to provide an estimated cost for repairs. Total costs were estimated at \$20,000. Currently in the 2013 budget there is approximately \$9000 that can be spent on flood damage repairs.

The board has determined that the playground, fence repairs, debris cleanup, walkways and water culverts will be first priority in repairs. The work has been approved to begin fixing the playground area which includes removal of the sediment and replacement of pea gravel. It was noted that the current sediment may have pollutants. Highland realty will send out a separate communication to the homeowners that will notify them to be cautious of their children playing in the playground until it has been redone. Fence repairs have also been scheduled and should be completed by the end of October.

The remaining repairs will wait until 2014 when the city and ditch company have completed their

repairs. Highland Realty is working with the Farmers Ditch to see their plan and timeframe to clean the ditch and also working with the city to get the fire lane cleared of mud that enters into Dawn Ct. The city has had Street Sweepers come through the neighborhood twice to sweep the streets in September and October.

The Elks Park city planner was also contacted about the status of the Elks Park flood devastation and renovation. This city is currently waiting on FEMA assessment and possible funds for damages. The city planner noted that the park will have to be completely redone of the work that was already completed. He is not sure at this time when repairs will be made. Homeowners requested that updates be provided if more information was received by the property managers.

Due to the flood no common area landscaping improvements will be done in 2013. The money that was allocated for improvements is now being used to cover flood cleanup costs. SHOA will address possible improvements in 2014 once the flood damage has been addressed.

7:35-7:45 Community Reminders (Carol)

Carol Brooks reviewed the following community reminders with the homeowners;

- **Trash cans:** Please do not place trash cans in front of homes. They may be placed inside garages or on the side of homes. Also it possible please bring your trash cans to the curb on the morning of pickup to deter animal disturbance in the evenings.
- **Garage lights:** please check your garage outside lights. These lights are the only outside lighting in our neighborhood and necessary to keep the neighborhood safe.
- **Yard Maintenance:** please be mindful to mow lawns and keep them free of weeds.
- **Sidewalks:** The SHOA does not shovel homeowner sidewalks. This is the responsibility of the homeowner. City ordinance requires homeowners to shovel walks within 12 hours from the end of snowfall.
- **Driving/ Speeding:** The property manager receives continual complaints on speeding in the neighborhood particularly around the corner of Dawn and Autumn court. Please reduce your speed in the neighborhood.
- **Dogs on leash:** Please keep dogs on Leash in Sundance Community.
- **SHOA website:** All documents, board meeting minutes and information are located on the SHOA website www.sundanceboulder.com and Highland Realty website

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

The following were homeowner concerns and issues addressed at the meeting:

- Trees in parking areas need to be raised for clearance.
- Planter boxes along common driveway in Sunrise Ct need to be repaired. Railroad ties are rotting.
- A homeowner suggested adding more trees in the 28th St common area for noise mitigation. We have lost several large trees in this area.
- ACC met with a homeowner to review paint colors for his home and reviewed his plan in detail.
- It was suggested to do a comprehensive water mitigation review in the neighborhood

There were no other concerns or issues addressed.

The meeting was adjourned at 8:00pm.

Meeting minutes prepared by Nick Conley 10/08/2013

Meeting minutes reviewed by K.J. McCorry 10/08/2013

Meeting minutes approved by attending board members 10/11/2013