

SUNDANCE HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING

**Date: November 12, 2009**

**Time: 6:00 P.M.**

**Place: 4055 Dawn Court, Boulder, Colorado**

Attending Members: K.J. McCorry, President; Kim Rider, Vice President/ Treasurer; Julie Rappaport, Director

**Board of Directors 2010**

The board elected its officers for the 2010 year. K.J. McCorry was nominated and formally approved as President. Kim Rider was nominated and formally approved as Vice President and Treasurer. The position of Secretary is still open. Olena will call Carol Brooks to see if she would be willing to serve as Secretary.

All Directors signed new conflict of interest policy.

**Board Meetings 2010:**

The following are the board members meetings scheduled for 2010;

- o Thursday, March 4<sup>th</sup>, 2010 6:00-8:00pm
- o Saturday, May 1<sup>st</sup>, 2010 10: 00-12:00 (April Walk-About)
- o Thursday, July 8<sup>th</sup>, 2010 6:00-8:00pm (Budget review, Annual Meeting planning)
- o Tuesday, October, 12<sup>th</sup>, 2010 7:00-8:30pm (Annual Homeowners Meeting)
- o November– pending time/date

**Dues payments and late homeowner's fees**

The updated dues payment form was given to Shawna to upload to the website. It was decided that the past due interest and late payment fees of the McDaniels will not be waived because of lack of communication and the length of dues past due. Olena will provide notification of this decision to the McDaniels.

**Annual Newsletter**

The draft of the newsletter was reviewed by the board. Comments and suggestions were made. The board will review a final copy before being distributed and uploaded onto the website. It was agreed to have the newsletter distributed before Thanksgiving in preparation of the landscaping letter to homeowners.

**Review of 2010 contracts**

- Landscaping contract: LID was approved for 2010-2011 landscaping contract
- Snow removal contract: Green Space was approved for 2009-2010 year. It was noted that we need to protect the master control panel located on the Autumn driveway. All common driveways and public walkways within the common area are plowed and shoveled.

**Dawn Court Backflow Repair**

The board approved LID to repair the master control backflow at Dawn Court. There was no update or status on this project. Olena will follow up with LID to get status and notify the board.

**Trash cans and porch lights notifications**

There will be a trash can check on Sunday 11/15, all homeowners will trash cans in front of their property will be notified. On 11/8 a walk around was performed on porch lights and notes were left on front door to remind them.

**Common Area Improvement Project**

In order to move forward with the common area and landscaping improvement project a dues increase is needed above and beyond operating costs. Any dues increase over 5% requires 67% or 47 homeowners to approve.

It was determined a separate communication will be sent to request a \$15 dollar due increase for the next three years. These funds will be put into a separate bank account for this project and allocated for the Sunrise common area improvements. Homeowners will be able to vote via email response to Olena and/or through a postcard including in the mailing. If no response was provided, it will be assumed the homeowner has agreed to the homeowner increase. The following was the timeline and activities identified;

- KJ to craft letter and send to board 11/17.
- Edits/ reviews 11/20

- Send to Olena to distribute via mail / email 11/30
- Required response by 12/15
- Notification of final vote and announcement of dues increase 12/20

In order to continue to educate homeowners on the project, 7 color copies were contributed by One Earth Landscaping of the drawings of the common areas. The following individuals will have a copy of the drawings in order to share them with neighbors and discuss the project:

KJ, Julie, Kim, Chris Gallagher, Scott Troetel, Carol Brooks and one extra.

Minutes submitted by KJ 11/12/09

Reviewed by Olena 11/13/09

Reviewed by KJ 11/14/09

Submitted for Board Vote 11/15/09