

**Sundance Homeowners Association  
Spring Board Meeting / Walkabout  
May 6, 2013; 4:30 PM-6:30pm**

**MEETING NOTES**

Attendees: K.J. McCorry, President  
Kim Rider, Vice-President  
Lynn Beaty, Director  
Carol Brooks, Secretary (absent)  
Samantha McBride, Director (absent)  
Nick Conley, Community Manager from Highland Realty & Management  
Amber (in place of Chris), LID Landscaping

The meeting was called to order 4:30pm.

**4:30-5:30pm Walkabout Sundance Neighborhood and reviewed the following;**

1. Mailbox area: Was noted in good order. LID will do minor weeding along the mailbox area.
2. Homeowner Property reviews: Homes were identified that needed outside painting and/or yard maintenance improvements. The property manager will send request letters to the identified homeowners. Homes were also identified for trash cans place in front of their homes and not inside garages or on the sides of properties. These residents will be asked to move trashcans to those respective areas.
3. Sunrise Common Area
  - Review trees and additional pruning: There was a minor tree pruning identified that Swingle will remove.
  - Discuss possible landscape improvements for 2013: It was agreed to wait on discussion of common area improvements until the August/September board meeting.
4. 28<sup>th</sup> Street Common Area
  - Check fence: Significant fence repair was conducted in 2012. The fence looked in good order and was sturdy.
  - Check tree trimming: There was a minor tree pruning identified in the northern section of 28<sup>th</sup> Street that Swingle will remove. There were two dead trees identified that will also be removed by Swingle.
  - Check new trees – There were 3 new pine trees purchased and planted in the 28<sup>th</sup> street common area. They were placed near the 28<sup>th</sup> street area to provide further buffer of noise for the residents along that common area.
5. Creekpath
  - Check tree trimming- Most of the significant tree pruning was identified along the creek path. The recommendations by Swingle were approved by the board.
  - Review and check erosion work
6. Common Driveways: All common driveways were checked and were in good order. No need for repairs.

7. Crystal/ Dawn Court Common Areas

Check Fence: The fence in Dawn Court area was deemed to be need in repair. Monroe Fence was contacted but has not responded to communications. It was agreed to request a bid from another fence repair company.

Playground: The playground area was checked and deemed in good condition. No repairs or improvements are needed.

Check tree trimming: The large willow tree in the Dawn Court area has not been pruned or trimmed in over 3 years. It was approved by the board to add this to the tree trimming list.

The Russian Olive trees in the Elks Park that abut against the Dawn Court common area were removed by the City of Boulder, the week of April 27<sup>th</sup>. It was discussed by the board to plant new trees along this border once the Elks Park project is completed. This will be discussed again at the August/ September board meeting.

8. General Common Area Care

Beetle Applications: Beetle kill application was applied in 2012. It was confirmed this needs to be applied annually. OrganoLawn can do the application and charge per diameter of the tree truck of \$7 per one inch diameter. The board requested an estimate from OrganoLawn.

OrganoLawn: Organo-lawn is scheduled to do four application of weed control in the common areas. Kim suggested upgrading to One Earth Weed control <http://www.organolawn.com/weed-control/one-earth-weed-control/> to help further prevent dandelions and weeds in the law. The property manager called OrganoLawn and the price difference would be \$405 additional per each application or \$1600 more for the year. It was agreed this was a significant cost increase and not budgeted for 2013. It will be re-discussed for the budget of 2014.

Sprinkler Schedule: The property manager will confirm with LID on when the sprinkler system will turn on.

**5:30-6:30pm Other SHOA board Business**

1. Financial and Budget

The board of directors reviewed the current financial statements.

As of April 30, 2013 total assets were \$64,379.48 and the SHOA was deemed in good financial health. There was \$800 in overdue balances of homeowners. One homeowner was sent intent to lien notification. It was agreed if the balance was not paid in a month; the board would approve the application for a lien.

The actual vs. budget report was reviewed. Two items were noted to be over budget.

1. Fence budget: There are further repairs expected on fences in the common areas and the budget might exceed \$500-\$750 for the year.
2. Website – The hosting service for the SHOA website was not included in the 2013 budget by mistake. The hosting service was renewed for three (3) years and added to the annual expenses.

2. Elks Park Renovation

The Parks and Recreation Department Urban Forestry Division are still in the process of pruning 36 trees and removing 9 trees as part of a development project of Elks Park at 3975 28th Street. The work has been prescribed to improve tree health or to remove dead, dying and unsafe trees. In addition, a row of Russian olive trees will be removed on the north side of the park (along the Dawn Court common area). Russian olive trees are considered an invasive species that displace native trees like cottonwood, willow, chokecherry and plum. Russian olive is on the Colorado State noxious weed list. It is expected the work will continue until May 10, 2013.

Construction for the park development will start mid-summer 2013. The building permit was approved for the improvements on the existing structure. The board discussed planting additional trees along the Dawn Court area but will wait for the park development to be completed.

3. Homeowner Spring email update/ reminders:

A draft homeowner communication was reviewed and approved by the board. This communication the property manager will send to the homeowners on May 17, 2013.

4. Board of Directors and ACC

Beth Leibo, Director of the SHOA, resigned from the board on May 6, 2013. She is moving to Austin and will no longer be a homeowner.

ACC member, Whitney Blair also resigned from ACC on May 6, 2013 and will be replaced by board member, Lynn Beaty.

5. Next board meeting:

The next SHOA board meeting will be planned in late August/ early September 2013.

Meeting was adjourned at 6:25pm.

5/8/2013: Minutes approved by attending board members