

SUNDANCE HOMEOWNER ASSOCIATION MEETING

Board Meeting Minutes

September 22, 2009

Time: 6:00 P.M.

Place: 4055 Dawn Court

Attendance:

K, J, McCorry, President; Kim Rider, Vice-President, Treasurer; Shawna Phillips, Secretary; Amy Frank, Director, Olena Archer, Property Manager.

Actions:

- Finalize Agenda for Annual Meeting. 10-27-9
 - Copies of handouts: Agenda, 2010 Budget, Financial Report 2009 Cost vs. Budget
 - Large Plat Map
 - Cost comparison for renovation of sprinkler system, water conservation
- 2010 Board of Directors inquire interest of serving on board with homeowners
- Finalize bids for lawn maintenance and snow removal; Obtain a second bid from One Earth with more detail. Report to Board LID lawn and snow removal bid; bid from Green space for snow removal.
- Contact City of Boulder requirement about Dawn Court Master Control Backflow test
- The 2009 Annual Newsletter is to be completed by November 15th and placed on the SHOA web site.
- St Farm Insurance to be contacted regarding liability for a horse shoe pit.
- Next SHOA Board meeting scheduled for November 24th. 2009 at 6:00PM.

Board Discussion and Determination:

KJ called the meeting to order at 6:00 PM.

2010 Board of Directors

Shawna announced her resignation from the Board of Directors. She will continue to maintain the web site and volunteered Jonathan Lewis to continue until he is no longer available. The Board agreed.

Amy asked for some time before she made the decision to remain on the Board or vacate the Directors position.

Snow and Lawn Bid Contracts for 2010

The board agreed that the service of Torri Lawn did not meet expectations and a new lawn vendor would be engaged. The Board requested 3 bids for lawn maintenance and snow removal to be obtained. Although, ADM submitted a bid for lawn maintenance and snow removal, they immediately announced they will be closing their business. One Earth submitted a bid but it was not very detailed. Olena will send them a spread sheet and request more detail. . LID has been asked to submit a bid for lawn maintenance and snow removal.

Backflow Tests

The Board discussed the City of Boulder requirements for back-flow test. Olena reported Torri had tested Autumn, Sunrise and Crystal as they were rebuilt during the last 24 months... They all passed except for Dawn Court. The sprinklers for this area have not been turned on for several years. The Board determined Olena should call the City and ask the ramifications of having the Dawn Court Master zone water turned off, if there is a penalty, if there is a fee to have it turned on once turned off. Olena will report back to the board within two weeks..

Budget 2010

The 2010 Budget was reviewed and voted unanimous approval. The 5% SHOA dues increase was voted and approved unanimously. It was requested by the board that the property manager submit Profit and Loss reports vs. the Budget on a monthly basis.

SHOA Annual Homeowners Meeting

The agenda was discussed and finalized. The following handouts will be provided to homeowners at the meeting; Profit and Loss 2009, 2010 Budget . Jim Zarka of One Earth will make a presentation of the new

common area landscaping plans. KJ will present a cost comparison analysis for lawn maintenance, water conservation and owner improvement cost and request a dues increase to pay for the new landscaping plan

2009 Annual Newsletter

The Annual 2009 Newsletter contents were reviewed and determined. KJ agreed to write the Presidents letter and send to Olena by October 30th. Included in the newsletter will be the Annual Meeting Minutes, the 2010 Budget, and an overview of the common area landscaping renovation and costs. The last page will include general announcements: dues, dues payments, porch lights, trash cans, leash dogs, web site.

Landscaping Master Plans

The board reviewed the comments of those who attended the Community Meeting on September 19th. Olena provided the comments people made to Jim Zarka and the two written forms she had received. The following is an overview of the comments:

- request for a horse shoe throwing area, Olena will call St Farm Insurance about the liability issue.
- request the bench by the east Creek Path be moved further away from the fence.
- A couple of homeowners were not sure about having a community garden at the south end of Dawn Court. They were concerned about weeds and it not being maintained.
- A concern about the flower boxes at the north end of the Sunrise/Autumn Court common area that are not maintained.
- East area from fence on 28th. Street, if the four lane 28th. Street is not to be installed for 10-15 years then the area should be enhanced.
- 28th. Street common area, like new plan, simply a bit, more trees and plants to buffer traffic noise along the fence, questions the cost of value for renovation along owner's fences with trees, shrubs, irrigation.
- Sunrise-Autumn Court: likes the renovation plans, questions the cost of enhancing the areas along homeowner fences.
- Crystal Court: likes the area the way it is, questions value of cost to modify perimeter to save water and maintenance does not seem justifiable.
- East end of Crystal Court: likes improvements but simplified. Suggests Astroturf or solid surface for a permanent badminton court.
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The Board discussed removing the two wooden boxes, enlarging the path between them, leaving them and planting succulents and a couple of large rocks, reusing the lumber somewhere else in the common areas. It was determined that this would be discussed further at a later date. It was determined no Ivy would be planted on/near owner fences. The only areas to be planted would be near the common area fences (north and west fence on 28th. /Autumn Court common area).

The Board reviewed the cost analysis KJ had compiled. It was determined the common area renovation plans should be spread over a five-seven year period. KJ will make a return on investment (ROI) presentation at the Annual Meeting.

Past Homeowners Dues

Past Dues owed by some homeowners were reviewed by the board. The process of collecting past homeowner dues was reviewed that was originally developed by the board in 2005. The property manager was instructed to follow this process for future late payments. The meeting was adjourned by the President at 8:00pm.

Minutes submitted by Olena to Shawna 9-23-9

Revised by K.J McCorry 9/30/09

Sent to Board vote 10/1/2009