

SUNDANCE HOMEOWNER ASSOCIATION ANNUAL MEETING

Date: October 6, 2011

Location: New Day Church, 2801 Jay Road, Boulder, Colorado 80301

Minutes

The meeting was called to order at about 7:10 PM.

Attendees included SHOA Board Members KJ McCorry (President), Kim Rider (Vice President/Treasurer), Carol Brooks (Secretary) and Jennifer Atkinson (Community Manager from Highland Realty) as well as 10 homeowners.

KJ McCorry began the meeting by introducing the board members and the community manager. Next each homeowner introduced themselves.

The four existing board members confirmed their decisions to remain on the board. An election was held for a fifth board member and Samantha McBride was voted on unanimously.

Kim Rider confirmed that the Architectural Control Committee "ACC" members would remain the same. The ACC group consists of Kim Rider, Scott Troetel and Whitney Blair. Kim reminded the community members that all external changes to a home must be pre-approved by the committee. Homeowners should contact Jennifer at Highland Realty with questions or ACC requests.

Jennifer Atkinson from Highland Realty reviewed the current financials for the HOA. The HOA is in budget for 2011 with the exception of the water category where usage was higher than normal. LID Landscaping is looking into any issues that exist with the irrigation system. Jennifer discussed that the 2012 dues will increase by 5% to \$55/month or \$660/year. It is essential that the HOA keep up with increases in expenditures and continue to transfer funds into reserves for future improvements to the HOA. There are two methods to pay HOA dues: 1) you may mail a check or money order payable to Sundance HOA to the Highland office, 2) you can make a payment via www.paypal.com using the email jatkinson@highlandrealty.com

KJ reminded homeowners of several items:

- Trash cans must be removed from the front of homes and stored on the side of the house or in the garage
- Porch lights- check to ensure sensors and light bulbs are working. There are streetlights and this is the only way to illuminate the community.
- Yard maintenance- please be mindful to care for your yard. If you own a home where the fence abuts a common driveway/ walkway / other area, please remember that you are responsible to mitigate weeds in that rock area.
- Shoveling sidewalks- according to the City of Boulder, all owners/ residents must have the snow on their sidewalks cleared within 24 hours after it stops snowing. This is the responsibility of the homeowner or resident, not the HOA. Shoveling sidewalks helps prevent accidents and increases accessibility for pedestrians. *Note: you may send sidewalk snow complaints to 303.441.3333*
- Neighborhood driving caution- please follow the speed limit in the community. There are many children and pedestrians!
- The SHOA website www.sundanceboulder.com contains valuable community info. Please check it for updates, meeting minutes, etc.

KJ confirmed that the board members decided to put a landscape project on hold for 2011 and use funds allocated in the 2011 budget for a larger 2012 project.

The meeting officially ended about 8pm. A social time for homeowners followed.

10/12/11: written by Jennifer Atkinson

10/13/11: Approved by K.J. McCorry

