

# SUNDANCE HOMEOWNER ASSOCIATION ANNUAL MEETING

**Date: October 13, 2021**

**Time: 6:30-7:20 P.M.**

Location: Zoom Virtual Meeting

## **Meeting Minutes**

SHOA Board attended: K.J. McCorry, President, Kim Rider, Vice President, Paul McCormack, Secretary, Samantha McBride, Treasurer, Director and Lindsey Sharp, Director, Nick Conley (property manager)

Homeowners Attended: Ralph Doane, Katie Derr, Kara Sadoris, Scott Trostel, Diane Mitchell, Kerri Wingert, Amber Misenheimer, Tom Needy, Brandon Reed and Sarah Dalia, Beth Leibo, Jennifer Lynch, Peggy Papper, Steve Kasapi, Lynn Beaty, and Ray Flournoy

Handouts: All handouts for the meeting are located on the [Sundance HOA website](#).

### **Welcome and Introductions**

The meeting was called to order at 6:30pm and conducted virtually. Member quorum was met with at least 10% of the members attending the meeting. The homeowners started the meeting on what makes a good community in the neighborhood. Responses included: neighbors helping neighbors, knowing neighbors, having an active community with kids and pets.

### **Board of Directors Renewal and Nominations**

Two board directors, Lindsey Sharp and Samantha McBride, term renewals expire at the end of 2021. A total of 24 homeowners (19 homeowners who attended the meeting plus 7 homeowners via proxies submitted) who approved the renewal of 2-year terms for board members Lindsey Sharp and Samantha McBride.

K.J. McCorry encouraged homeowners to serve on the board of directors. It provides an opportunity to ensure all voices are heard in decision-making, better understanding of HOA management and giving back to the Sundance community.

### **Architectural Review Committee (ARC)**

K.J. McCorry reviewed the responsibilities of the Architectural Review Committee (ARC). The ARC approves HOA member requests for exterior improvements to homes and base decision on the Declaration of Covenants and Design Guidelines of the HOA.

K.J. reminded homeowners of the ARC approval process. Homeowners should complete the Architectural Review Form located on the website and submit to Nick Conley to process approval from the ARC. Work may not begin until the ARC has approved the request. The ARC has 30 days to respond based on the current bylaws of the association. The following are the types of items do require ARC approval:

- Paint on the outside of the home
- Landscaping
- Fence changes
- Remodel changes that affect the exterior and/or increase the footprint of the home
- Structures erecting on the property including sheds, outbuildings, playgrounds, etc.

The current members of the ARC are Kim Rider, Ralph Doane, Thomas Ruprecht, Mark Mortell and Carrie Mabie, and all have agreed to serve another year for 2022.

Homeowners interested in participating in the ARC may contact Kim Rider. ARC members are approved by the board of directors.

### **SHOA Financial Update**

K.J. McCorry reviewed the financial statements of the homeowner's association. The HOA currently has assets of \$124,866 in both the checking and reserve accounts. The HOA is currently within budget however it is expected that snow removal will probably go over budget for 2021 due to the Spring

snowstorms.

The HOA dues will not increase for 2022. For 2022 monthly dues will be \$80.85/month or \$970/year.

The 2021 reserve study was also reviewed. The reserve study is intended to be an estimate of future short and long-term maintenance costs of the HOA. The reserve study is located on the Sundance website under the Documents section. It was clarified that listing items under particular years (such as the playground in 2026) does not indicate a commitment to replace/repair at that time but merely acknowledges that the expected lifetime of that particular property expires in that year. It was remarked upon that there have been no special assessments during the HOA's history due to careful management and reserve study planning. K.J. McCorry mentioned that best practice is to keep a year of operating expenses in the reserve in addition to expected asset replacement.

#### **Other Neighborhood Announcements**

There were 3 ash trees removed in 2021 due to Emerald Ash Borer (EAB) detection. Two new trees were replaced near the same location. There are 3 remaining Ash in the Sunrise Ct. common area that will be removed when EAB is detected. The HOA continues to monitor these trees for infection. The HOA has planted over 8 new trees in the Sunrise Ct area over the past 6 years to be proactive of removal of the Ash trees. The HOA is planting a variety of tree species to plan for other infestations that might occur in the future.

The HOA has piloted a City of Boulder climate action program named [Cool Blocks](#). Cool Blocks was started by author, David Gershon, who has worked for over 25 years designing community-based empowerment programs as well as eco-lifestyles. The Cool Blocks program was initially launched in California in LA and San Francisco, and has had great success. Their program has a well-defined process and specific action plans for households that can be tracked and managed via their online application. The HOA launched this program for the community September 1, 2021. There are 5 Cool Block groups currently in formation. The program will run through early 2022.

K.J. McCorry encouraged homeowners to sign up for the Boulder Office of Emergency Management alerts [www.boco911alert.com](http://www.boco911alert.com).

K.J. McCorry thanked homeowners for their volunteer engagement in the community, from planning social activities, leadership in the Cool Block program, caring for new trees, repairs in the neighborhood and helping neighbors.

The meeting was adjourned at 7:20pm.

*Meeting notes written by President K.J. McCorry 10/14/2020  
Meeting notes approved by all Board of Directors 10/18/2020*

SUNDANCE HOMEOWNERS ASSOCIATION, INC.  
a Colorado nonprofit corporation

By: Paul McCormack  
Paul McCormack, Secretary