

SUNDANCE HOMEOWNER ASSOCIATION ANNUAL MEETING

Date: October 21, 2020

Time: 7:00-8:10 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, Leslie Ruprecht, Director and Lindsey Sharp, Director, Nick Conley (property manager)

Homeowners Attended: Janice Freiberg, Kim Rider, Samantha McBride, Kelly Hook, Carol Brooks, Amber Misenheimer, Jann S, Jennifer Lynch, Mark Mortell, Kerri and Seth W, Alex R, Dianne M, Ralph Doane, Ray F, Stephen K, Sarah Marson, Thomas Ruprecht, Ugur Kocataskin, Peggy, Erik Lindstrom, Sarah and Tom Crocker, Mike Brouse

Welcome and Introductions

K.J. McCorry, President of the SHOA called the annual HOA meeting to order at 7:00pm. Member quorum was met with at least 10% of the members attending the meeting. K.J. McCorry showed homeowners how to access the meeting minutes from the SHOA website. Homeowner introductions were made in Zoom breakout rooms for a few minutes.

The directors have all agreed to serve another year on the board. K.J. McCorry, Kim Rider, Paul McCormack, and Leslie Ruprecht are all up for term renewal this year. These board members were unanimously approved for renewal by the members in attendance (via Zoom poll). K.J. encouraged the HOA members to consider serving on the board. If interested, please complete the board nomination form and send it back to Nick Conley or K.J. McCorry. The responsibilities of the board members were reviewed.

Architectural Review Committee (ARC)

Kim Rider reviewed the responsibilities of the Architectural Review Committee (ARC). The current members of the ARC are Kim Rider, Ralph Doane, Thomas Ruprecht and Carrie Mabie, and all have agreed to serve another year for 2020.

Kim reminded homeowners if they perform any of the following changes to their home, that they are required to submit the ARC form for approval. The form should be sent directly to the Community Manager, Nick Conley who will forward the request onto the ARC members. The ARC has 30 days to respond based on the current bylaws of the association. The following are the types of items that 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.

K.J. McCorry reminded the attending homeowners that anyone is welcome to participate in the ARC and to contact Kim Rider, Chair of the committee, if interested. Kim Rider described the ARC process by which homeowners send an email to Nick Conley and then the ARC will go review the request, bringing in the board of directors if necessary. Mark Mortell requested approval to serve on the ARC next year.

SHOA Financial Update

K.J. McCorry reviewed the financial statements of the homeowner's association. Overall, the HOA is in a strong financial position. And, to date, the overall expenses have remained within the annual budget. The current 2019 income and expense report and balance statement were reviewed. Details are available in the minutes of the last board meeting.

Paul McCormack brought up that the HOA incurs a ~\$600 yearly cost for Paypal expenses, and there was some discussion about whether that subsidy should continue given that the homeowners that don't pay

using Paypal are effectively paying for those that do. There may be some alternatives such as Zelle and Venmo, but those may not be possible for all homeowners and may not be allowed for a business. Homeowners who do pay via credit card were not opposed paying an additional fee to cover the costs. K.J. thanked homeowners for their feedback and said the board would make the final determination.

K.J. McCorry noted that the HOA dues will increase by 5% next year, as planned. The interest rate on the reserve fund has dropped over the last 6 months. The weed maintenance, storm damage, and snow removal costs have increased over the last few years. Many sprinkler repairs have been done in the last few years so fewer expenditures are expected for that category in the next few years.

The reserve study was updated in September 2020 and reviewed by K.J. McCorry. 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.

The following were questions addressed by the homeowners regarding expenses:

Q: Why isn't the \$20k fence replacement listed in the annual budget?

A: The large expenditures are listed in the reserve study but don't indicate a commitment to replace that particular asset in that year. The decision whether or not to replace in any particular year is made by the HOA board of directors, which may request homeowner input when needed.

K.J. McCorry mentioned that best practice is to keep a year of operating expenses in the reserve. According to the reserve study, this may not be the case in the next 10 years if all possible asset replacements are made according to their various expected lifetimes.

Other Neighborhood Announcements

Sunrise Ct Ash Trees

K.J. McCorry discussed the state of the Sunrise Ct ash trees. The neighborhood has decided not to use pesticides on those trees, and two have become infected with EAB. One pine tree and those two ash trees will be removed in early 2021. New trees will be planted but will be small trees to encourage good root growth.

Neighborhood Climate Action Plans

The City of Boulder will work with 3 neighborhoods in a pilot program with this name. The attending homeowners showed interest (87% in favor of attending members, two members voted not sure yet), so K.J. McCorry and Thomas R will investigate the next steps of this program.

Boulder Office of Emergency Management

K.J. McCorry encouraged homeowners to sign up for the Boulder OEM alerts.

Halloween

There was some discussion about whether homeowners will participate in traditional Halloween giveouts. It's recommended if neighbors are not interested in Halloween giving, to keep their lights off to discourage kids from coming by. There has been a bear in the neighborhood, so leaving candy outside for long periods is discouraged.

Community Reminders

- **Trash Cans**- Please put trash cans out on the day of pick up, to reduce animal intrusion. Please remove from front of homes after Tuesday pick ups and inside garage.
- **Porch lights**- Please check lightbulbs on the front of your garage. This added light improves security.
- **Yard Maintenance**- Please make sure your yard is free of equipment and summer items are stored

away.

- **Shoveling sidewalks-** It is the homeowners' responsibility to shovel sidewalks in front/side of their homes.
- **Driving/ Speeding-** Please drive 15mph in our neighborhood to keep our pets, kids and neighbors safe. Also please remind kids to be careful around the Amber turn.
- **Dogs on Leash and Barking-** Please keep your dogs on a leash in our neighborhood. Be mindful of your dog excessively barking.
- **Open Burning-** Please be mindful there is no open burning in your backyard. Only electric grills are allowed. Please see city guidance <https://bouldercolorado.gov/fire-rescue/open-burning-regulations>
- **Fire Gate in Dawn Court-** It is requested to not use the fire gate along the east Dawn Court driveway. The gate has been repaired multiple times. Homeowners were asked to use the sidewalk along the east creek path to get to 28th street.

The meeting was adjourned at 8:10pm.

Meeting notes written by Secretary Paul McCormack 10/21/2020

Meeting notes approved by all Board of Directors 10/22//2020

SUNDANCE HOMEOWNERS ASSOCIATION, INC.
a Colorado nonprofit corporation

By: *Paul McCormack*
Paul McCormack, Secretary

Date: October 22, 2020