

Sundance Homeowner Association Walkthrough and Board Meeting Minutes

Date: May 5, 2021

Time: 4:00pm-6:30pm

Location: K.J.'s residence, 4055 Dawn Court

Walkthrough

The walkthrough was started at 4:00 and was attended by the following:

- K.J. McCorry, President
- Kim Rider, Vice President
- Paul McCormack, Secretary
- Nick Conley, Community Manager, Highland Realty
- Sara Shirley, Account Manager with L.I.D.
- Taddiken Representative

In addition to general remarks on cleanup, including that Taddiken will be pruning various smaller broken and dead branches in common areas throughout the neighborhood, these specific items were mentioned:

Dawn Ct West Shared Driveway:

- **Snow plowing** has damaged the grass since they can't plow over the manhole cover. Reflector sticks will be mounted along the grass and sod will be added by LID to repair the damage.

South Common Area (near Crystal + Dawn Ct):

- **Sprinkler manifold** will be replaced. The board decided to have LID use the copper version rather than PVC given the significantly longer lifetime and high labor cost to replace.
- **Some willow branches** on the larger tree and along the ditch will be pruned
- **Dwarf blue spruce trees** may be added along the western part of the fence between the common area and the Elks Park. These 4-6 trees would be shorter than the overhead power lines. Taddiken will provide an estimate for this cost. These would discourage non-homeowner use of the common area (discussed later).
- **A concrete bridge ramp** was decided to be unnecessary given how long the bridge has been there and that homeowners are probably used to it.

Crystal Ct

- **Parking island** had a tree removed, and it was decided to keep the rocks and gravel there rather than replacing it with bushes

Sunrise/Autumn Common Area

- **Ash tree** on the northwest corner will die at some point but isn't likely to be infected while young and will be inexpensive to remove in 4-5 years.
- **Two new trees** will be added. One will be between the two previous stumps and the other will be west of it near the garden area. One of these will be Northern Catalpa and

the other will be another large flowering tree. Taddiken proposed adding a pear tree to the south, but the board decided there were enough trees in that area.

- **Using leafblowers** is much less expensive than raking for LID, but they offered to try electric blowers and we asked they minimize their use, especially on streets and sidewalks.
- **Ash tree** on southeast corner will have branch pruned that is overhanging homeowner property

East Common Area (east of Autumn Ct):

- **Some fence posts** are broken, so the fence may need to be replaced soon.

28th Street Common Area (east of fence)

- **Watering** will continue twice a week to support the young trees if the sprinkler system allows a different schedule for that region. LID is not cutting that grass
- **Large willow** will have two trunks cabled together and a large branch toward the southwest pruned off (due to fracture).
- **Temporary fence** along ditch will be left up for now to prevent erosion on banks

Fire Gate into Dawn Ct

- This gate has been the source of expensive repairs. Again. Homeowners are instructed and warned not to use the gate.

Board Meeting

The board meeting was called to order at 5:30 pm and was attended by:

- K.J. McCorry, President
- Kim Rider, Vice President
- Paul McCormack, Secretary
- Lindsey Sharp, Director
- Leslie Ruprecht, Director
- Nick Conley, Community Manager, Highland Realty

Post-walkthrough Discussion

Badminton branch

It was decided by a vote of 3-2 not to prune the branch above the badminton net in the south common area.

Alternative Landscaper Bid

Nick will request another bid for a landscaper that we may use in addition to LID since LID charges premiums for anything not explicitly in the contract.

Proposal and Bid Approvals

The board approved the Taddiken tree maintenance proposal for up to \$5,000. The board also approved the LID sprinkler manifold repair in Dawn Ct.

Financial Management and Overview

Financial Statement Review

The board reviewed financial statements for the HOA including current profit and loss, balance sheet and budget.

- Assets as of 4/30/2021 are \$138,665, with \$90,136 of that in HOA reserves.
- Liabilities as of 4/30/2021 are \$32,562 (which are all pre-paid HOA dues)

There are ample available liquid assets for 2021, with \$48,529 in the checking account.

The interest rate on the savings account was reduced to 0.05%, but the board decided to wait for interest rates to rise before looking at different accounts.

The board was notified of some delinquent dues, all totaling less than \$500. Nick has contacted these homeowners directly.

2021 Budget Update

President K.J McCorry reviewed the year-to-date expenses to the budget for the current year. All expenses are within budget. Snow removal is already about 75% of budget due to several very heavy snows this year and will be monitored in the Fall.

Other Board Items

Common Area Non-homeowner Usage: Closures of public areas have led to a greatly increased usage of SHOA common areas by non-neighborhood residents over the last year, especially the area next to the Elks Park. The signs added between the Elks park and the southern common area have not been very effective, and there is concern especially over large groups of kids (including “camps” like from the YMCA) that come into the area and play around the ditch due to erosion and noise. Another sign will be added along the ditch to the west. The HOA discourages uninvited guests from using the common areas but is limited in its ability/willingness to actively police that area as private property. This will be mentioned to homeowners in the spring 2021 newsletter.

Climate Action

On Saturday, April 10, 2021, twelve Sundance homeowners met to discuss a climate action plan for the neighborhood. The following board members attended this event: K.J. McCorry, Paul McCormack, Lindsey Sharp and Samantha McBride. K.J. McCorry, President provided a list of possible areas of focus for the board to be aware of. The ANCA arrangers will meet next week to discuss which plans to implement and will come back to the board if any HOA expenditure or approval is required.

There has been some discussion with the city as to whether they could subsidize the Cool Blocks program, which otherwise costs \$20/household before the possible discount from Cool Blocks. The city has tentatively agreed to contribute \$500 to pay for the Cool Blocks per household app fee. This will be confirmed by the end of May.

Summer Social

It's not clear yet whether a summer social will be appropriate given COVID or whether the grant from the city will be available this year, so the board decided not to hold a summer social for

2021.

Community Clean up

The board agreed it would be good to organize a community clean-up day. Lindsey offered to organize this day and schedule it sometime in early June.

Next Meeting

The board was thanked by the President for their time to prepare for the board meeting and for serving on the HOA.

The next board meeting will be held in Fall 2021.

The meeting was adjourned at 6:35pm.

Meeting notes written by Paul McCormack on 5/5/2021

Meeting minutes approved by the board of directors on 5/9/2021

SUNDANCE HOMEOWNERS ASSOCIATION, INC.

a Colorado nonprofit corporation

By: *Paul McCormack*
Paul McCormack, Secretary