

SUNDANCE HOMEOWNER ASSOCIATION MEETING

Annual Board Meeting Minutes

October 27, 2009

Time: 7:00 P.M.

Location: New Day Church,

Board of Director Attendance:

K, J, McCorry, President; Kim Rider, Vice-President, Treasurer; Shawna Phillips, Secretary; Olena Archer, Property Manager (Absent: Amy Franke, Director)

Homeowners Attendance:

Dusan Trifunovic, Samantha and Dan McBride, Lynn Beatty, Kelly Hood and Carol Brooks, Scott Troetel, Bob Gilles, Chris Gallagher, Irena Belenski, Peggy Papper. Jim Zarka, One Earth Landscaping.

The meeting was brought to order at 7:10p.m. by K.J. McCorry, President.

Introductions

Olena introduced the Board of Directors, Jim Zarka, OneEarth Landscaping and asked each owner attending to introduce themselves.

Board of Directors

K.J. announced Shawna Phillips, Secretary and Amy Frank, Director would be vacating their Board positions. K.J. reviewed the responsibilities of a Board Director. Julie Rappaport submitted her nomination on 10/27/09 to K.J. McCorry . Carol Brooks self-nominated herself at the board meeting. Both nominations were approved by the board and were unanimously approved by the homeowners in attendance..

ACC

Kim reviewed the responsibilities for Architectural Control Committee volunteers. Chris Gallagher and Scott Troetel volunteered.

Financial Overview

Kim reviewed the 2009 Financial Report, the 2010 Budget. The homeowners will have a 5% increase in homeowner dues, due to increase in operational expenses., Homeowners were reminded that dues could be paid via PayPal as an alternative source for payments of the SHOA dues. Olena noted that expenses had increased by 60% since 2000. Dues had increased by 47% from 2000 to date.

Homeowner Reminders

Olena reminded homeowners to keep their porch lights on. Through monthly trashcan checks, homeowners have been more diligent about moving trash cans away from the front of their property. Olena thanked the homeowners for their cooperation. Olena also reminded homeowners to be mindful of speeding in the community

SHOA Website

Shawna reminded homeowners to visit the Sundance web site; <http://www.sundanceboulder.com>. She reviewed the improvements made over the last year, including community access to the web site to obtain the dues payment form or access PayPal. She also reminded homeowners of the following resources available on the website such as announcements, minutes, pictures of the common area improvement plans and community events.

Common Area Improvements

Jim Zarka of One Earth Landscaping, presented the information and drawings regarding the suggested landscaping renovation plans for the common areas. Members discussed the plans and asked questions regarding each of the four common areas.

K.J. reviewed the financial implications of the improvement of the common areas. She reviewed expected costs and potential savings for the project. In addition she reviewed expected maintenance costs if the project is not implemented. This cost analysis will be posted onto the website with the other landscaping drawing documents. In order to do all the improvements homeowners dues would need to increase by \$22 per month for the next seven years. A separate account would be established for the Common Area Renovation. Above and beyond cost implications, discussion included the increased value of each of the 70 properties and the effect the new landscaping would have and how the improvements would affect the property value over a 10 year period. It was also noted that the community was now 25 years old and in need of improvement.

All irrigation sprinkler heads and pipes are 20 years old and in need of repair/replacement. Jim noted this had not been included in the cost renovation estimate for each of the common areas. It was noted that the primary sprinkler master zones controls for Crystal, Sunrise and Autumn have been repaired, which has significantly reduced the SHOA water consumption. Dawn Court will be repaired in the next month.. Twenty sprinkler heads in Crystal Court had to be replaced. It is expected that \$25,000 to \$30,000 additional repairs will need to be made to the sprinkler system in the future years. A portion of the Reserve Funds was used for these sprinkler repairs.

The following were suggestions from the homeowners on the common area renovation;

- Request for low voltage outdoor lighting
- To keep climbing vines off their property fences and to keep sitting/table areas away from property fences and homes.
- Instead of doing the entire plan, choose one area be renovated such as Sunrise Court. That way owners could see the improvements and later consider the other three common areas..

K.J. asked how many of the members present would approve the landscaping improvements and be in favor of some increase in dues. All homeowners were in favor of the project. The homeowners suggested keeping a due increase between \$18-\$20. K.J. noted for the increase of dues, over a 5% increase, requires a vote from the homeowners with 67% of the members voting. That means 47 homes would need to be represented by a vote. The homeowners present volunteered to talk with neighbors who were not at the meeting. Jim will make colored copies of the drawings that will be available to show homeowners to increase awareness and education of the project.

The meeting was adjourned at 9:15 pm by K.J.

Minutes submitted by Olena to K.J. 10-29-9

K.J. reviewed and edited 10/29/09

Sent to Board for vote on 11/12/09