

SUNDANCE HOMEOWNER ASSOCIATION MEETING

Board Meeting Minutes

April 25, 2009

Time: 2:00 P.M.

Place: SHOA Mail Boxes, Amber Street

Attendance:

K, J, McCorry, President; Kim Rider, Vice-President, Treasurer;; Shawna Phillips, Secretary; Amy Frank, Director, Olena Archer, Property Manager.

The Board met at the Sundance mail boxes on Amber Street for the Annual Walk-About of the common areas. The Board surveyed the Homeowner's Association Common Areas, as well as compliance of the HOA covenants by homeowner members. The Board noted areas that need weeding or houses that needed to put their trash cans out of sight. The Sundance HOA was in the best shape we've seen in years.

Community Garden

The Board discussed the possible option of a community garden for residents in the Dawn Court triangle closest to the Elks Park and 28th Street.

These action items were agreed on prior to establishing a Community Garden.

- The owners bordering the Dawn Court south common area would need to be called to find out if they would be in agreement with a Community Garden next to their properties.
- The area would need to be plotted out for several raised garden beds.
- The cost of watering this area would have to be determined.
- Guidelines for use of the area and fees would need to be established.
- The insurance company needs to be called to determine if it changes our liability policy.

The Board agreed to the following basic guidelines: owners would be responsible for any improvements made to their plot, such as amending the soil or building raised beds. Only organic fertilizer could be used. Olena will call potential interested homeowners to see if they would like work on the Guidelines and cost analysis.

Tree Pruning Bid

The Board reviewed the tree bid from Swingle Tree Service in the amount of \$5,098.00 for safety pruning. The vote was unanimous.

Actions determined by Board.

- Olena to call Torii Lawn and ask for weed removal around the mail boxes. Also to ask for three drains on the north side of the creek bed to be cleaned and the creek bed cleaned of branches and debris.
- Olena to call Organo Lawn again and establish fertilization of the common areas.
- Olena to mail out letters to owners regarding moving their trash cans from in front of their properties. The addresses noted were 4133, 4135, 4137, Sunrise Court; 4141, 4139 Autumn Court; 4143, 4065, 4134, 4146, 4051, 4136 Dawn Court. Olena will also send a letter to 4121 Amber asking the weeds to be trimmed.
- Olena to call the City of Boulder regarding the soil erosion under the west creek path sidewalk and the banks of the creek. She will discuss other options other than large boulders to be placed in the creek bed.

- Olena will call Joni Reading and ask her if she would like Torrii Lawn to clean up or would she prefer to do the cleanup the small area she has planted located at the south corner entrance to the east creek path.
- Olena to contact homeowners for which we have no email of record, and will complete the email list for the HOA by May 30, 2009.
- Rescheduled meeting with Jim Zarka, OneEarth Architectural Landscapers for Walk-About. May 4th at 4:30PM.

The next Board meeting is scheduled for June 16, at 6:00PM.

The President adjourned the meeting at 3:30 PM

Minutes submitted by Olena Archer 4/25/09

Reviewed by Shawna Phillips. 4/28/09

Reviewed by K.J. McCorry 4/29/09

Submitted to board for vote 4/30/09