

SUNDANCE HOMEOWNER ASSOCIATION ANNUAL MEETING

October 14, 2010

New Day Church, 2801 Jay Road, Boulder, Colorado 80301

Minutes

The meeting was called to order at about 7:15 PM.

HOA President, KJ McCorry, introduced Board Members Kim Rider (Vice President/Treasurer) and Carol Brooks (Secretary). Julie Rappaport (Director) was unable to attend. Next, KJ introduced the new Community Manager, Jennifer Atkinson from Highland Realty and Management. The 10 homeowners in attendance introduced themselves and told how long they'd been residing in the community.

KJ announced that Julie Rappaport was resigning from the Board. Beth Leibo was officially nominated to the board of directors. An election by ballot was held; Beth Leibo was unanimously voted in as a Director on the SHOA Board.

Kim Rider discussed the ACC duties responsibilities. Scott Troetel has agreed to continue his participation on the committee. Whitney Blair also volunteered to join the committee.

Jennifer Atkinson provided an overview of the 2010 budget; SHOA is expected to come in around the projected budget. The 2011 budget was reviewed. The association dues will be increasing 5% (\$52.50 per month or \$630 per year). \$3,000 will be put into reserves next year in anticipation of future repairs needed on common driveways, the fence on 28th and the sprinkler system. By building the reserve the association expects it can avoid a special assessment.

Dues may be paid by check, PayPal or by bringing cash into the Highland office. For more info visit our website at:

http://sundanceboulder.com/index.php?option=com_content&view=article&id=61&Itemid=68

Jennifer reminded the community of a few things:

- Trash cans must be removed from the front of homes; they must be stored in the garage or on the side of the home.
- Please check your porch light bulbs to ensure the area is illuminated. Kim has extra bulbs if you need one.
- Yards in SHOA should be well maintained at all times, kept free of tools, toys, debris and weeds, and compost bins should be covered. A homeowner remarked that there are many homes with unattended landscape.
- Drivers go too fast down Amber St. Residents are asked to mind the speed limit and look out for children and animals.

Jennifer reviewed the SHOA website www.sundanceboulder.com and Highland Realty website www.highlandrealty.com. She confirmed that the Sundance website is easy to navigate and contains an abundance of community info including meeting minutes, covenants & by-laws, dues payment options and an overview of the landscape improvement project.

Moving forward SHOA will not be composing an annual newsletter. All valuable information will be provided on the website.

Kim discussed the recent landscape project on Sunrise Ct. It was designed to promote use of the community, reduce grounds maintenance, reduce water, and update our common areas. . SHOA plans to update another area of the HOA in 2011. Complete plans are available online at http://sundanceboulder.com/index.php?option=com_content&view=article&id=62:sundance-landscaping-1st-draft&catid=37:documents&Itemid=69

Open Forum

Homeowner Bob Gilles attended the October 12th meeting regarding the Elks Lodge Park Renovation. He said that they don't plan on converting 28th to four lanes but do plan to add a bike path. This was the first of three meetings. To be notified of future meetings or to provide input please contact Perry Brooks directly at brooksp@bouldercolorado.gov.

It was mentioned that the City of Boulder plans to increase their snow violations. Homeowners are reminded to remove the snow from their driveways and sidewalks 24 hours after snowfall. .

The meeting closed at about 8:15 PM.

Attendees

KJ McCorry – President
Kim Rider – Vice President / Treasurer
Carol Brooks – Secretary
Beth Leibo – Director
Jennifer Atkinson – Community Manager / Highland Realty & Management
Ed Obreza – Homeowner
Katie Andrews – Homeowner
Rob Sharp – Homeowner
Whitney Blair – Homeowner
Peggy Papper – Homeowner
Sudhakar Mahalingam – Homeowner
Kelly Hood – Homeowner
Bob Gilles – Homeowner
Victor Belenski – Homeowner

Minutes written by Jennifer Atkinson 10/18/2010

Reviewed and edited by K.J. McCorry 10/20/2010

Approved by the board 10/20/2010