

**Sundance Homeowners Association  
Spring Board Meeting / Walkabout  
April 7, 2014  
4:30-7:15 PM @ KJ's: 4055 Dawn Ct**

**MEETING MINUTES**

Attendees: K.J. McCorry, President  
Samantha McBride, Director  
Lynn Beaty, Director  
David Julie, Director  
Nick Conley, Community Manager from Highland Realty & Management

Absent:  
Kim Rider, Vice-President  
Carol Brooks, Secretary

**4:30-6:00pm Walkabout Sundance Neighborhood and review the following;**

**Crystal/ Dawn Court Common Areas**

Lawn Damage from Flood: LID did come and place grass seed on the areas that were damaged by the flood. The Dawn Court triangle area was not re-seeded and Nick will follow up with LID.

Split Rail Fence: The City of Boulder will not be replacing the wire fence along the Dawn/Crystal court sections between our common area and the Elks Park. The board agreed that it would be beneficial to have a split rail fence to show property lines and clarity between park and our own common area. The original bid from Moyer Fence was only along the southern line of the Dawn/Crystal Court area and was estimated at \$3870. The board would also like to add a fence along with western line in the Crystal Court area. Nick will ask Moyer to revise the bid to include this other fence line. The board approved the new fence (with a not to exceed \$4500) that will be expensed from the Grounds Improvement expense. It was agreed to start installation in late May/ early June.

**Mailbox area**

The board reviewed the mailbox area and found it in sufficient condition.

**Homeowner Property reviews**

The board reviewed each home for the following issues:

- Trashcans in front of property
- "Stuff" between homes
- Lawn/garden in good condition and well maintained
- Fire Hydrants exposed and shrubbery at least 2 feet away.
- Painting and maintenance of home in good condition

Those homes identified with possible issues will be notified by the property manager.

**Sunrise Common Area**

Ash Trees- Ash Borer Treatments

The Emerald Ash Borer pest was identified in north Boulder in 2013. It is expected this pest will affect all ash trees in Boulder County within the next 5 years. The Sundance common area has 13 Ash trees, 12 of

those located in the Sunrise common area and 1 in the Crystal Court common area. There are two pesticide treatments available. Both treatments are chemical based and are known to cause harm to wildlife and other insects who eat from the tree. Treating the trees with these pesticides does not guarantee the trees safety from the Emerald Ash Borer. There are no non-toxic treatments available at this time.

The board, in keeping consistent with no toxic chemicals in our common area, will not treat the Ash trees with pesticides. It was agreed that monthly our board member, David Julie, will check the ash trees. When the ash tree has been identified as infected, it will be removed and disposed of per City of Boulder guidelines. To remove a single Ash tree with proper disposal is about \$750/ per tree.

In order to plan for the eventual removal of all the Ash trees in the Sunrise common area, 4 new linden and maple trees will be planted in the common area for 2014. The board approved \$1000 (\$250/per new tree) from the Grounds Improvement expense for purchase of these trees. And following the next 3-5 years, additional trees will be planted to replace the Ash trees. David Julie, will identify the specific type of linden and maple species to plant and will be responsible to work with LID on the planting location in the Sunrise common area.

It was agreed that information on the Emerald Ash Borer will be added to the HOA notice to homeowners.

Tree Pruning: Swingle did identify several Ash trees to prune. It was agreed since the Ash trees will eventually be removed, the board will not incur the expense of pruning.

Sunrise Common Area Improvements: Since the Ash tree removal and planting of new trees will be a significant expense, there will be no other common area improvements in this section of the HOA for several years.

### **28<sup>th</sup> Street Common Area**

The board reviewed the 28<sup>th</sup> Street common area. The fence and trees were in good condition. There were no issues identified. There was one area that LID did not re-seed by the foot bridge from the damage of the flood. Nick will follow up with LID.

### **Creekpath**

#### Tree trimming/Removal

Swingle did a proposal and bid on tree care along the creek path. There were 3 large trees identified on the east side of the creek path that were tagged for removal based on erosion and fungus issues at a total cost of \$7,000. These trees identified were different from the trees tagged by the ditch company for removal. The board had high concerns for removal of so many trees along the east side creek. It was agreed to get a 2<sup>nd</sup> opinion on the trees tagged for removal by Swingle. It was suggested that maybe partial of the tree be removed instead of the entire tree. Nick will call another tree company and coordinate a 2<sup>nd</sup> opinion and invite board members to attend. Once a 2<sup>nd</sup> opinion has been received, the board will vote on the recommendation.

There are three large trees along that area of east side of the creek Farmers Ditch that is obstructing water flow in the ditch. The ditch company would like to remove these trees to widen the ditch and prevent future flooding along that area. These have not been scheduled and probably will not happen while the ditch is running.

### **Common Driveways**

The board reviewed all common driveways for erosion and damage. There is minor damage along the driveway and street on the east driveway in Dawn Court. It was also noted a street pothole in Dawn Court near the bridge of the creek. Nick will call the City of Boulder to request repairs.

### **Common Area Care**

Beetle Applications: A non-toxic pesticide was identified in 2012 for the pine beetle pest. All pine trees have Verbenone pouches placed in the trees that release a non-toxic pheromone. LID orders these annually as well as installs them in the trees.

Organolawn: There will be four organic non-toxic lawn fertilizer treatments by OrganoLawn. The following is the schedule:

Service Date	Description	Total	Status
4/25/2014	Nature's Weed Control	\$569.05	Scheduled
6/19/2014	Nature's Weed Control	\$569.05	Scheduled
8/13/2014	Nature's Weed Control	\$569.05	Scheduled
10/24/2014	Organic Fertilization	\$572.85	Scheduled

Sprinkler Schedule: The sprinklers have not been turned on. Nick will inquire to when the sprinklers will be turned on and their regular schedule with LID.

### **5:30-6:30pm Other SHOA board Business**

#### 1. HOA Financial Reports

The board reviewed financial reports for the HOA. It was noted that snow removal was currently over \$600 from the budget and expected to be over budget by \$1500 by year end. All other expenses are within budget.

The board reviewed homeowner past due balances. There were a few homeowners who had \$200 owed HOA dues. Nick is continually following up with homeowners to request payment.

The board reviewed the balance sheet. It was noted that the cash reserves are \$36,000 and have not been needed within the last 5 years. Money market rates since 2007 have been below 1% and therefore these reserve funds have not been earning interest. It was discussed to possible invest \$30,000 into conservative investments such as bonds. The board concerns in investment were:

- a. Bylaws: The bylaws were reviewed and there are no investment stipulations or guidance for reserve funds.
- b. Liquid: it was agreed to keep \$10,000 somewhat liquid if needed
- c. Conservative: It was agreed that any investment would be a conservative investment that would have no risk to the original investment.

It was agreed to reach out to a few investment professionals to seek counsel and recommendations will then be provided to the board on best course of action for the reserve funds.

#### 2. Elks Park Renovation: update on project

Nick has called the City project manager, Mike to request and update. No response has been provided yet.

3. Homeowner Spring email update/ reminders: A draft of the HOA homeowner updates/ reminders letter was reviewed by the board. The board asked that information about the emerald ash borer pest be included. This will be drafted by Nick and sent to KJ for final review.
4. Next board meeting: The board will meet again in late August 2014.

Meeting adjourned at 7:15pm.

***Written by President, K.J. McCorry 4/7/2014***

***Reviewed by Property Manager: Nick Conley 04/08/2014***

***Approved by board 04/09/2014***