



October 26, 2020

Dear Sundance Homeowners,

Board of Directors 2021

The SHOA board of directors for 2021 will be, K.J. McCorry (President), Kim Rider (Vice-President), Samantha McBride (Treasurer), Paul McCormack (Secretary), Lindsey Sharp (Director), Leslie Ruprecht (Director). The SHOA board met on September 2, 2020 for their fall meeting. On the [Meeting Minutes](#) section on the SHOA website are a copy of the board meeting minutes.

Annual Members Meeting

Our annual meeting was held on **October 21, 2020** virtually via Zoom. We had 22 homeowners who attended. We covered the financial statements for 2020 and the projected budget for 2021. Members were given an opportunity to voice any concerns or issues. Attached to this board letter are the meeting minutes and handouts. You can also download them from our [Sundance website](#) on the Documents/Meeting Minutes page.

Governance Documents and Improvement Approvals

Last year the homeowners approved revised [Articles of Incorporation](#) and [Declaration of Covenants](#). The board also approved the [Design and Landscape Guidelines](#). These documents provide the guidance for any exterior home improvements. Based on this guidance, any exterior changes or improvements must be approved by the Architectural Review Committee. Please be sure to complete the [HOA Architectural Review Request form](#) and submit it to Nick Conley directly. These governance documents ensure our neighborhood stays looking good and relevant.

Homeowner Dues

The homeowner dues will increase by 5% for 2021. Monthly dues will be **\$80.85/ month** or an **\$970/year**. We encourage you to pay your full year payment in January. Or you can certainly make monthly payments by credit card via PayPal or check. **Beginning in 2021, if you pay via PayPal will ask homeowners to include the 2.9% merchant fee so dues will be \$83.50/month or \$998.64/year.** Nick Conley will send out a reminder notification in January 2021 about dues payments for the upcoming year. For more information on payment options, visit our website at www.sundanceboulder.com and click on [Pay Your Dues](#).

Check Your Lights

Daylight savings time will come to an end on Sunday, November 1st and nights are earlier. Please check your outside garage sensor lights and porch lights and make sure they are in working order. These lights illuminate our neighborhood to keep our neighborhood safe when people are walking their pets or using our common areas.

Halloween October 31, 2020

If you would like to participate in Halloween we suggest you take into consideration with CDC guidelines on [Trick or Treating](#). If you do not want to participate, please keep your front porch light off. We do have bears in the neighborhood at night. They are getting ready to hibernate. Please do not leave candy or treats out unattended past 7:00pm.

Thank you all for keeping our community safe and friendly!

SHOA 2020 Board of Directors

- K.J. McCorry, President
- Kim Rider, Vice-President
- Samantha McBride, Treasurer
- Paul McCormack, Secretary
- Lindsey Sharp, Director
- Leslie Ruprecht, Director