

SUNDANCE HOMEOWNER ASSOCIATION ANNUAL MEETING

Date: October 18, 2018

Time: 7:00-8:00 P.M.

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

Meeting Minutes

SHOA Board attended: KJ McCorry, President, Kim Rider, Vice President, David Julie, Secretary, Samantha McBride, Treasurer and Lindsey Sharp, Director.

Homeowners Attended: Paul McCormack, Jane Paris, Liisa Hale, Carrie Mabie, Irena Kamenova, Ralph Doane, Dan McBride, Lynn Beaty, Leslie and Tom Ruprecht, Scott Troetel, Kirsten and Ben Suddath, Peggy Papper, Tom and Sarah Crocker, Patricia Carruth

Welcome and Introductions

K.J. McCorry, President of the SHOA called the annual HOA meeting to order at 7:00pm. Member quorum was met with at least 10% of the members attending the meeting. The meeting began with introductions of the board members and the attending homeowners. The following board of directors, K.J. McCorry, Kim Rider, David Julie, Lindsey Sharp and Samantha McBride have all agreed to serve another year on the board. K.J. encouraged the HOA members to consider serving on the board. If interested, please complete the board nomination form and send back to Nick Conley.

Architectural Control Committee (ACC)

Kim Rider reviewed the responsibilities of the Architectural Control Committee (ACC). The current members of the ACC are Kim Rider, Scott Troetel, Ralph Doane and Carrie Mabie. The current ACC members have all agreed to serve another year for 2018. Thomas Ruprecht agreed to serve on the ACC for 2019.

Kim reminded homeowners if they perform any of the following changes to their home, that they are required to submit a request to the ACC for approval. The request with details should be sent directly to the Community Manager, Nick Conley who will forward the request onto the ACC members. The ACC has 30 days to respond based on the current bylaws of the association.

- Paint on the outside of the home
- Landscaping
- Fence changes
- Remodel changes that affect the exterior and/or increase the footprint of the home
- Structures erecting on the property including sheds, outbuildings, playgrounds, etc.

SHOA Financial Update

K.J. McCorry reviewed the financial statements of the homeowner's association. To date, the overall expenses have remained within the annual budget except for tree maintenance expenses. The current 2018 income and expense report, 2018 balance statement were reviewed. (see attached financials). The total balance in the SHOA accounts (both checking and savings) is approximately \$89,739. The operating account is approximately \$21,000 and the reserve account is approximately \$68,000.

The 2019 budget was reviewed that was approved by the board of directors on August 8, 2018. Homeowner's dues will increase by 5% for 2019 increasing the dues to \$77.00/ month. It was noted that in the Sundance by-laws the board of directors may increase homeowner's dues annually by 5% and do not need homeowner approval. There were increases in the budget for the following categories: utilities, general clean-up, grounds maintenance, property management, snow removal, and tree maintenance.

The reserve study is intended to be an estimate of future short and long-term maintenance costs of the HOA. The reserve study is located on the Sundance website under the Documents section.

SHOA Governance

K.J. McCorry informed the members that the board has decided to revise the Declaration of Covenants and Articles of Incorporation. Both of these documents are the original HOA documents created in 1985

and are outdated based on city and state regulations as well as incongruent with the new HOA bylaws.

The board and ACC have worked closely with HOA law firms, Hindman Sanchez and Orten, Cavanagh & Holmes, to assist with revision of these documents. The first draft of revised documents has been reviewed by the board and the ACC over four meetings in 2018. A second draft will be prepared by Hindman Sanchez and Orten, Cavanagh for homeowner review by early 2019.

The following governance documents are available on the [Sundance website \(www.sundanceboulder.com\)](http://www.sundanceboulder.com)

- Bylaws and Covenants
- Articles of Incorporation
- HOA policies
 - Adoption and Amendment of Policies
 - Alternative Dispute Resolution Policy
 - Board Member Conflict of Interest Policy
 - Collection of Unpaid Assessments and other Association Charges
 - Conduct of Meetings Policy
 - Covenant and Rule Enforcement Policy
 - Inspection and Copying of Association Records Policy
 - Investment of Reserve Funds Policy
 - Reserve Study and Funding Policy
- HOA Insurance
- Reserve Study Calculation
- HOA Financials

Topics of Concern for Homeowners to address to Board of Directors

The board asked if there were any issues or concerns from the homeowners. The following were noted concerns:

Dead Tree: There is a large dead tree at the back of the home 4144 Amber Street. Homeowners expressed concern of the safety of their homes and cars if the tree falls. The HOA has continually reached out to the homeowners to request removal of the tree.

Garage Lights: A homeowner expressed concern about the garage sensor lights being out on several homes in the neighborhood. The concern was the lack of lighting in the neighborhood. It was noted that the reason the garage lights were on sensor was to ensure adequate lighting at night in the neighborhood. The HOA property manager will follow up with the homeowners who garage lights are out and ask them to replace the bulb or fix the sensor. It was also suggested that a City of Boulder neighborhood grant could be obtained to get solar lighting in both the Crystal Court and Sunrise Court areas.

Community Reminders

The following community reminders were reviewed with the homeowners:

- **Trash Cans-** Please put trash cans out on the day of pick up, to reduce animal intrusion. Please remove from front of homes after Tuesday pick ups and inside garage.
- **Porch lights-** Please check lightbulbs on the front of your garage. This added light improves security.
- **Yard Maintenance-** Please make sure your yard is free of equipment and summer items are stored away.
- **Shoveling sidewalks-** It is the homeowners responsibility to shovel sidewalks in front/side of their homes.
- **Driving/ Speeding-** Please drive 15mph in our neighborhood to keep our pets, kids and neighbors safe.
- **Dogs on Leash and Barking-** Please keep your dogs on a leash in our neighborhood. Be mindful of your dog excessively barking.

- **Open Burning-** Please be mindful there is no open burning in your backyard. Only electric grills are allowed. Please see city guidance <https://bouldercolorado.gov/fire-rescue/open-burning-regulations>
- Please visit **SHOA website** www.sundanceboulder.com for all HOA documents and information

The meeting was adjourned at 8:00pm.

Meeting notes written by President: K.J. McCorry 10/18/2018

Meeting notes approved by all Board of Directors 10/~~XX~~/2018

SUNDANCE HOMEOWNERS ASSOCIATION, INC.
a Colorado nonprofit corporation

By: David Julie
David, Julie Secretary

Date: 10/31/2018