

**Board Meeting on Tuesday, August 31, 2010**

**Board:** Mike Atkins, Ajay Sreenivas, Dave Edwards, Debi Williamsen

**Property Manager:** Al Orendorff

**Community:** Melina Smith

**ACC:** Steve Flannery

**Meeting started** at 6:37 p.m.

**Minutes:** May, 2010 - Motion to Approval by Ajay, Debi 2nd

**Minutes:** July, 2010 – **Defer to next meeting for approval.**

**Property Manager's Report**

August 30, 2010

*Operating Account* bank balance: = **\$48,586.15** as of July 31, 2010. - **\$28,094.30** as of August 30, 2010.

*Accounts receivable:* = **\$ 19,025.00** as of July 31, 2010. - **\$66,570.00** as of August 30, 2010.

*Defense Account* as July 31, 2010 = **\$20,086.79**

*Reserve Account* as of July 31, 2010 = **\$27,250.11**

We have been advised that PNC Bank now owns the property on Daylilly. Our attorney, Mark Biddison, has had correspondence with their representative and established a base line for payment of the outstanding dues and fees. The realtor has indicated that the property is scheduled to be sold again at the end of September. Either way, PNC Bank is responsible for paying the outstanding fees totaling approx \$9,665.00. We will probably need to write off approximately \$775 on this property.

The foreclosed property on Cattail is current on dues and we now have all the contact info for the new owner.

We were successful in our bid to obtain 1.5 Class "A" shares of The Boulder and White Rock Ditch Company, as well as 1 Class B and 1 Class "C" shares. Total cost was \$7,500. I believe that each share of Class A is equal to 1.5 acre feet of water. The ditch company will be contacting us later this year to determine if we want to sell our partial (0.5 share) share or purchase a half share. It is estimated that the cost for a half share will be around \$2,500.00. My recommendation is to purchase the half share.

I have been informed by The Boulder and White Rock Ditch Company that they may be selling more water shares within the next 6-12 months to raise money. If they do, I

strong suggest that the SHOA find a way to purchase as many shares as possible, even if this action requires a special assessment.

The increased rate by Xcel Energy has negated our efforts to reduce our electric expense. Although the waterfall is turned off at night, our electricity costs are

Due to the expenditure for the additional trees, associated expense to add a drip line and the additional expense of the shares, we are experience a cash flow crunch. The landscape and maintenance people have been instructed to complete the West Pond irrigation project that was started earlier this month, do emergency repairs as required and to only cut the irrigated grass areas until the situation improves.

The Q4 dues have been sent out, which will alleviate the immediate problem, however care will need to be taken to stay within budget. The combined total of accounts receivable (\$66,570.00) and the operating account (\$28,094.30) = \$ 94,664.30 to last until the end of 2010. Therefore, cash flow is very tight, considering that almost \$20K is tied up in delinquent accounts.

#### **Landscape:**

The LED test light at Cranberry appears to be acceptable. I have found LED replacement fluorescent size/type tubes on the web and the next step is to purchase some for final test.

If we are successful, the HOA will be able to save on our electric bill as the LED lights draw less than 10% of the existing fluorescent. We will investigate this option early next year.

The ACC have finalized a lamp selection for the Pawnee entrance and new fixtures should be in place within a few weeks. See the ACC update for further details. The grass area around the entrance at Pawnee has been seeded and is now starting to come back. We also added seed around the sidewalk area that was replaced.

Repeat from last report. - We have been gathering information regarding the lights at HWY 52. Excel Electric has provided a quote for LED ground lights that is very attractive. We also have a quote for halo lighting of the lettering at the entrance. It has been confirmed that Xcel Energy has a rebate program where we may be able to get approximately \$800 as a rebate, depending on the existing lights and the new lights power saving. Xcel's rebate is \$400 per KWH. It is estimated that the SHOA will save approximately \$50 per month if we change to LED lighting. Further, since we have power limitations at the entrance, converting to LED lights will allow us to significantly increase our decorative lighting at Christmas.

Once the Board decides which solution to pursue, the property manager will secure further bids. The photo cell for the ground lights has been replaced and these lights are now operational.

It appears as though one of the 37 pine trees supplied by Left Hand Water to provide a screen did not survive transplanting. LHWD has already agreed to replace any trees that do not survive. I expect this will happen in the spring. Of the 16 other trees we placed in the development this year, the Cimarron Ash were the only trees that did not survive transplanting. All other trees appear to be doing well. Boulder County Parks and

Recreation provided the trees to the SHOA at a significantly reduced cost (\$40/tree) and there is no warranty, therefore we will need to purchase replacement trees when the budget allows.

There is a leak in the Indian pond on the north side. Quality Pools quoted approximately \$750.00 to repair the leak. QES quoted \$350.00. QES will repair the leak later this year (funds permitting) or in the spring of 2011.

Through the June, July, and August we have worked to repair, replace and adjust a significant number of heads in the development, specifically along Longview and Somerset Drive. This work has yielded a significant increase in our ability to get water onto the grass. Once the pumps are installed at Pond 2, we should be able to start watering only at night, and on alternate days. This will save on electricity and reduce our overall water consumption.

**Other:** We have received several requests from homeowners along the ditch asking to remove dead limbs/trees from the ditch area. I have informed these people that budget limitations prevent us from doing anything at this time and that the Board will review the situation again in October or November.

**Property Manager:** Turn off the electric power to water falls at 9 PM at night instead and start up again at 6 a.m. The property manager will check with Excel to discuss cost savings if pumps run only on off peak hours.

A discussion of outstanding dues was held and the Board requested that the property manager discuss next step in collection on the Cranberry delinquency. Possibly transfer over to our attorney for collection. The property manager was instructed to place a lien on the Cranberry property.

Regarding water shares: - The SHOA paid \$7,500 for 1½ shares of ditch water. Garrett believes this expense should not come out of the general operating fund. Garrett's suggestion: - have special assessment to get more shares. In order to properly support the SHOA watering requirements, we require 35-40 shares of water (assuming 1 share = 1 acre foot of water). We currently have about 23 acre feet of water available to the SHOA between the Boulder and White Rock and CBT shares.

**Treasurer's Report** – Not available due to technical difficulties.

Mike proposed to have a meeting with the property manager to review the previous 5 year history of expenses and sketch out a 5 year budget. If water is a strategic priority to the SHOA, then we need build the cost of acquiring shares into the 5 year budget plan. The purchase of shares is an opportunistic activity as a) we can only buy shares when someone else is willing to sell theirs and b) we are required to place a blind bid to purchase, therefore funds will need to be available when the opportunity arises. The property manager requested clear direction from the Board as to how they would like this issue handled. The board will need to prioritize and let the homeowners know. It was suggested that water be an item for the annual meeting.

**ACC:**

Concern was raised regarding the newly planted trees by a homeowner on Strawberry Lane. The owner planted trees close to the stream and concern was raised as to

whether or not roots from these trees would damage the concrete liner in the future. The board requested that the property manager contact our arborist and report back to the board. The request was to also secure a list of trees that would be acceptable along streams in the development. Once this information is available, the ACC will contact the homeowner.

Lights on Pawnee – We need to replace the post lamps at the corner of Pawnee and Longview. The ACC has reviewed several sources and believes a fluorescent bulb will work nicely at the corner, be lower cost to operate and will please our neighbors in Fox Haven. The fixture and globe on the south side will need to be replaced. The fixture on the north side will need to be replaced; however the globe is still good.

Mike Atkins moved to \$210 for globe and bulbs, Dave Edwards - 2nd.

The ACC reviewed the tall grass issue and have determined that long grasses are allowed if they are part of the landscaping if contained in small bed, with mulch around them. The ACC will write up something in the next two weeks. Mike Atkins would like to meet with homeowner (Jay) in next 48 hours or we will move to enforcement.

Swim and Tennis – Melina on Sawtooth Lane brought an issue to the board. The ditch and easement are common grounds. The area behind her house is infested with old dead trees in to her back yard. She would like the HOA to take preventative measures and clear out this area. Melina contacted the property manager who advised that there are not sufficient funds available this year to properly address this area. During further discussion it was mentioned that the previous property owner (Hart) did not want the area behind the house cleared when the initial work was done several years ago. That is the reason it still looks over-grown.

The board agreed to look into it. Melina offered to get a bid from her contractor and the property manager was asked to provide the board with a cost to remove the dead trees. A contractor doing any work for the SHOA is required to provide proof of insurance and workman's compensation.

ACC; fence slats on Longview. Recommendation can come from ACC.

Swim and Tennis – Mike agreed to write letter to the S&T requesting that they do not include language regarding the placing of a lien on member's property if they do not wish to join the S&T. Mike will review the letter with our attorney prior to sending out.

Meeting adjourned at 8:15 p.m.