

GATES AT BOULDERCREST UNIT OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

March 10, 2014 7:00 pm

I. In attendance: Tory, Ja'Marr, Matthew, Ryan-Quorum was met.

II. Approval of February Meeting Minutes were approved.

III. Financial worksheets (Balance Sheet and Income and Expense Sheet) were reviewed and current operating and reserves accounts were confirmed. Total amount in Association Dues received for January 2014= \$21,887.85.

IV. Visitors in attendance:

- 1) 1378 Gates Drive- presented his case to keep the Installed storm door to the board and presented his documentation for our review. Board discussed and tabled the voting process until next Board meeting of April. Board requested that CMA representative, take issue back to have it reviewed by the HOA Attorney.
- 2) 1329 Gates Circle spoke to the board in favor of a Community Dog Park. They requested that the Board, begin the process of getting quotes and moving to vote for possible Install of the Community Dog Park.

V. Board discussed the following items:

1) Install of the Flood lights and re-hanging of the shutters were approved and CMA Maintenance will charge at cost for supplies which will be \$15.00 per light and \$90 per hour. CMA has been provided a list of all units that need the above repair/ replacement work and work was schedule to begin on 03-11-14.

2) Bahak- Cleaning and repair of gutters were discussed and the actual date was tabled until further confirmation on dates and time are confirmed.

3) Approval of the signs to order for front entrance gate was discussed but tabled until additional pricing and documentation is received and reviewed.

4) Notification to residents for the paving project was discussed by the board and time and scheduling was tabled until dates and time were approved with the Servicing vendor.

5) Community Improvement Day was discussed and confirmed for April 12, 2014, starting a 9:00 am. Community projects discussed were trash pickup, Installing Dog Clean up stations and preparing the ground service for the Community storage unit.

VI. Previous Business:

The board discussed landscape/drainage issues for 1485 Gates Circle and 1354 Gates Drive and the board tabled the issue until the walk-through with the service providers has been completed. In addition, clearing of the trails and ponds were discussed and Matt will meet with EAM Landscaping, Tree Cowboy, and The Erosion Company (TEC) and confirm pricing and obtain written quotes.

VII. Unconcluded Business:

- 1) Reserve Study report was reviewed and correction to the report was sent back to the Vendor to correct and revise for future review and approval.
- 2) Broad Band Comcast Easement was discussed and tabled until final modified formal agreement is re-submitted to the board for review and approval.

VIII. Committee Matters:

- a) Financial- Ryan and Ja'Marr reported Attorney and Booting contact.
- b) Landscaping- Matthew reported that he is working with landscape vendor on walk through date and covering issues addressed by the board.
- c) Communication- Ryan is working on the Community newsletter and will confirm dates of completion by next board meeting.
- d) Architectural Guidelines- Tory had no reports.
- e) Ad-Hoc Committees:
 - 1) Rules and Regulations- Board discussed that all changes must be approved in writing and revisions are still ongoing and will be reviewed and voted on in the April meeting.
 - 2) Park Projects (Dog Park, playground, community garden) discussed and tabled for research for cost review.
 - 3) New Resident Packet were discussed and tabled to determine what information and documents should be included in the future packet.

X. New Business:

The board discussed and verified Futurtec service invoice and confirmed gate maintenance. Reviewed bids from Controlled Access and approved the work performed by the vendor. Reviewed the storage building quotes and supply cost and approved to move forward with project.

X. Compliance Matters:

1) ARC

a) Discussed single pane, double pane, and security doors with burglar bars. Board tabled issue until all board members received a copy of the Attorney's response for their individual review.

XI. Legal: Board discussed delinquency list for Community and continues to work with HOA Attorney to reduce the delinquency ratio for the Community.

XII. Adjourn, end meeting.