

## GATES AT BOULDERCREST UNIT OWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING MINUTES

April 14, 2014 7:00 pm

I. In attendance: Tory, Ja'Marr, Matthew, Ryan-Quorum was Established and meeting called to order.

II. Approval of March Meeting Minutes were not completed or reviewed by the Board.

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 March 2014= \$21,975.98.

IV. Visitors in attendance:

- 1) Donnie Gossett of Gossett Landscaping Services. Donnie requested that the board review the Landscaping contract and confirm what services are stipulated in the contract and services that are not a part of Gossett service Agreement with the Community. Donnie presented to the board a service Invoices in the amount of \$6,075.00 for clearing and cleaning the path fence lines. Service Invoice was reviewed and approved by the Board. In addition, the Board discussed the installation of flowers with Gossett Landscaping and approved the flower installation.
- 2) 1362 Gates Drive present and Architectural request to add a rear fence. Her proposal is to add 3 standard 6 X 8 Panels and 1- non-compliance 4 X8 Panel. She presented her position to the board for our review and consideration.

V. Previous Business:

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 04/14/2014.

2) Bahak- Cleaning and repair of gutters were discussed and work tabled until further confirmation on quote for additional repairs supplied by vendor.

3) Newsletter/Notification to residents for paving project was discussed and fliers will be distributed via mailbox and face book and yahoo group.

4) Towing Options for paving project were reviewed by the board and tabled until Towing vendor confirms cost and towing procedures to be reviewed by executive board.

6) Sign Quote was received and reviewed but tabled for future consideration.

7) The board discussed landscape/drainage issues for 1485 Gates Circle and 1354 Gates Drive and the board has scheduled a walk through with Gary on April 25, 2014 at 9:00 am. This will be addressed in phase 2 of repair work to be performed by Hydro jet and Drain. In addition, clearing of the trails and ponds quotes were received and reviewed. EAM Landscaping presented a quote in the amount of \$3,660.00, Tree Cowboy in the amount of \$4,000.00.

VI. Unconcluded Business:

- 1) Reserve Study report was reviewed and corrections are still in progress and revisions to be presented at the board meeting in May 2014.
- 2) As of April 14, 2014, the delinquency rate is 22% with 36 homes holding a balance.
- 3) Board discussed Broad Ban Comcast Easement formal agreement. The agreement is being modified by Adam and once received Ryan will sign as the President.

#### VIII. Committee Matters:

- a) Financial- Ryan and Ja'Marr reported that Community Budget is on track for planned Community Projects.
- b) Landscaping- Matthew reported that he is working with landscape vendor on walk through date and covering issues addressed by the board. Additional vendor quotes are pending.
- c) Communication- Ryan has completed the Community newsletter and board has approved and newsletter will be distributed throughout Community.
- d) Architectural Guidelines- Board was presented with two Architectural requests for Exterior Painting and both were approved. 1362 Gates Drive present and Architectural request to add a rear fence. Her proposal to add 3 standard 6 X 8 Panels and 1- non-compliance 4 X8 Panel. The Board reviewed and Non-compliance proposal was denied. CMA will send formal written notice to 1362 Gates Drive.
- e) Ad-Hoc Committees:
  - 1) Rules and Regulations- Board discussed Revisions to the Rules and Regulations and document will be approved and signed at the May 2014 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. New Resident Packets are still pending.

#### X. New Business:

The board discussed the following topics:

- 1) Controlled Access- Quote to repair cameras in the amount of \$767.23. Bid was approved by the Board.
- 2) Board discussed the Community Fence repairs needed and issue was tabled to get additional repair quotes.
- 3) Tree Removal bids were discussed and tabled to provide time to get additional quotes.
- 4) Community Storage Building was discussed and tabled until additional quotes have been researched.
- 5) Community Dog Park was discussed and tabled for later discussion and research on cost.
- 6) New Street Signs and stop signs were discussed and quotes were reviewed. Final board approval pending.

#### X. Compliance Matters:

##### 1) ARC

a) Discussed single pane, double pane, and security doors with burglar bars. Board Confirmed and approved that all non-compliance doors will need to be changed and become in compliance with the

Community Rules and Regulations. Board will draft a formal letter for the options to the Owner for approved doors with possible time lines on the Owner's response and schedules for Installation.

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.