

Boulder Townhouse Corporation Board

Meeting Minutes

May 12, 2011

I. Call to order

Stephanie Garriga-Snaider called to order the regular meeting of the Board of the Boulder Townhouse Corporation at 7:06 PM on May 12, 2011 in the Clubhouse of Mountain Shadows.

II. Roll call

The following members of the Board were present: Stephanie Garriga-Snaider, Veronica Trau, Thomas Harris, Bal Patterson, and Jennifer Simpson. Apologies were tendered for Sue Anderson and Melissa Stratman.

The Boulder Townhouse Manager was present: Chad McGee.

The following members of the Association were present, Shanti “Kalindi” Green (1482 Greenbriar Nth), Bruce K. Haddon (1506 Chambers), Pat Hofman (1504 Greenbriar Nth), Rita Kotter (1407 Bradley Nth), Greg Ortiz (1556 Greenbriar Sth).

Recording Secretary: Bruce K. Haddon.

III. Approval of minutes from last meeting

The reading of the minutes of the previous meeting was dispensed with.

Moved: that the Minutes be approved as written. Jennifer Simpson, 2nd Thomas Harris.

The motion was passed unanimously.

IV. Member Letters and Representations

Pat Hofman (1504 Greenbriar Nth): are we going to talk about the “incident” on the East end of Greenbriar Nth. Yes.

Bruce K. Haddon (1506 Chambers): Letter concerning the spraying of insecticide on trees, and the (lack of) protection of residents and their units from also being sprayed. Davey have been informed of the problem. Davey will be asked to give adequate notice and information at the next occurrence. Owner of Davey to be asked to review their criteria for the people they use.

Bruce also protested the issuance of a notice concerning, in this case, garden compost bags that were on the carport for less than 24 hours—particularly as the distribution of this compost was delayed by waiting for consultation from Chad. Bruce pointed out the that long lack of strictly observing the terms of the Declarations and By-Laws makes is improper to randomly enforce the rules.

The Board responded that, unfortunately, this enforcement calls for subjective decisions by Chad.

Action: Bruce will share the previously considered motion with Veronica.

Jonathan Woodcock (1538 Chambers): wants repair to the leaking skylight in the his carport. The question is whether this is original construction, or whether it was a later addition? If a later addition, it is the responsibility of the owner.

Moved: the Board will offer to restore the carport to its original configuration (without the skylight), but if the skylight is to be kept, this will be the owner’s responsibility. Bal Patterson, 2nd Veronica Trau.

The motion was passed unanimously.

Margie Rooney (1533 Bradley Central), Shanti Green (1482 Greenbriar Nth): Letters with respect to 1484 Greenbriar and the “incident.”

There was talk of guns and drugs in the unit, but the police report mentioned none of this. The original complaint was for noise. The person who answered the door had a warrant out against them (for driving too slowly and not having a driving license), and this person alleged a suicidal person in the basement with a gun, and that there were drugs in the unit. The police called for backup, took two people away, but none were arrested. In the search, no methamphetamine evidence and no gun was found. This is not the first time the police have been to this unit in recent months.

Is there anything that can legally be done about this situation? There is a raised patio deck that reduces the privacy of the neighbors. It is unclear how many unrelated people are actually living there, although the reported number is that there is only 4 people staying there.

Moved: that the Board formulate a new rule about having no alcohol in the pool area. Bal Patterson, 2nd Veronica Trau.

Discussion Arising:

It would be better to make a rule about visible intoxication rather than alcohol in general. Veronica suggested a procedure with a notice and rising penalties, such as retaining pool keys. Stephanie thinks that such general rules harass people who actually have no reason to be harassed. Thomas suggests that the HOA’s attorney be consulted, as Jennifer and Melissa have detailed notes—existing statutes and rules can be investigated, and perhaps Rules suggested. This discussion is being driven by the residents of the above unit, and it appears that the concerns are more about the residents of this unit that about alcohol in the pool area.

The situation in this unit is disturbing the community in many ways.

Veronica wonders whether being near a school means that the police will continue to react rapidly.

The appearance is that the owner is not in a position to be able to properly make decisions about the unit, and the occupants. Neighbors should be willing to call the police, and other avenues will be explored. The Board will take steps, working with Chad, to investigate possible courses of action. There is no doubt that they are a nuisance to neighbors.

The motion is withdrawn by the mover with the concurrence of the seconder.

Action: The attorney is to be consulted.

Action: Add this discussion to the agenda for next month.

Pam Edwards (1514 Chambers): Letter, continuing the matter raised last meeting—something more than just replacing the concrete is needed: that water getting through the wall should be considered.

Action: Chad to continue to follow up on this matter.

V. Committee Reports

Architecture Committee:

Moved (pro forma): that the report be received (passed by consent).

Rita Kotter presented the [Architecture Committee Report](#).

Discussion Arising:

There is a sign ready to be erected on Bradley for the Clubhouse. Another sign for the corner of Chambers/Greenbriar is a good idea, and should be smaller than the one currently at the corner of Chambers/Bradley. The suggestion is that the additional sign be left to the next budget year; the Architectural Committee should work with Chad to see what a new sign would cost.

Similarly, the cost of improving the basketball court should be approached.

Social Committee: Currently no Social Committee.

Welcoming Committee: no report.

Landscape Committee: no report.

Playground Committee:

Moved (pro forma): that the report be received (passed by consent).

Chad reported:

1. Playground equipment has been ordered.
2. The excavation is finding old pieces of concrete from previous installations.
3. The concrete should start next week.

Concerns from the original design: the sandbox was too large, and could not be done for the given budget. The tree has been transplanted.

Chad, Jennifer, and Thomas to meet.

VI. Rental/New Residents' Report

No report was presented.

VII. Manager's Report

Moved (pro forma): that the report be received (passed by consent).

The [Report](#) was presented.

Discussion Arising:

Moved: That the Board approve the expenditure of \$12550 to finish retaining wall along the drive at the back of the north side of Bradley Central, as budgeted. Thomas Harris, 2nd Jennifer Simpson.

The motion was passed unanimously.

The Manager is still awaiting a decision from the tenant of 1405 Bradley North (the unit owned by the Association.

Minor repair issues have been or will be resolved. Repairs to towel racks should be paid from damage deposit. Nothing else is to be replaced.

The rest of the issue has been taken to the City Mediator. The mediator said that if appliances were to be replaced, then a schedule must be set.

Stephanie points out that he has not given notice of 30 days for renewal. The Board will act as though the lease is not to be renewed. The condominium has been listed on a web site as available.

Action: need pictures to be posted, someone to do the showings, *etc.*

(Added in editing: the renewal contract at a rental rate of \$1385 has been signed.)

There needs to be a written and approved Homeowner Policy on the keeping of gardens (where, how, *etc.*). This matter is to be delegated to the Architecture and Landscape Committees.

VIII. Treasurer's Report

No report.

The Treasurer was not present. The Accountant was not present, and no financial report was submitted.

The aging summary was reviewed and consider in an *ad hoc* executive session.

IX. Old Business

Following up on the decision last meeting to make the Recording Secretary a paid position, the draft text of the job description was considered, and some changes made. This amended description will be posted in various places, including the next newsletter.

Bruce indicated that he could continue as Recording Secretary until July. There was informal discussion of whether Bruce should submit billing for the months of May/June/July, now that the Board had approved this to be a paid position.

Bruce also indicated that he would continue as the web master, posting minutes and newsletters to the site, and making other updates.

X. New business

Bal Patterson made a request for railings on the newly installed steps along Chambers Drive, for Virginia Patterson. He indicated his willingness to meet the cost of this.

Action: Chad to investigate the work involved, and whether this should be an Association cost.

There was discussion of the draft of the Resident Directory that has been edited by Bruce. He had requested that checks be made on the listings for the individual courts. Chad indicated that he had some new entries, and would send them to Bruce. No other action was decided.

XI. Adjournment

Moved (pro forma): that the meeting be adjourned (passed by consent).

The Secretary adjourned the meeting at 9:23 PM.

Minutes submitted by: Veronica Trau (Secretary)

Minutes approved by: motion of the Board at the 13 June, 2011, meeting.