

Shanahan Ridge Four Homeowners Association

Annual Meeting April 9, 2008

Minutes

Present: Linda Baran, Sanford Baran, Merilee Eggleston, Jere Eggleston, Karl Kriegh, Karen MacDonald, Rosemarie Friedli, Otto Friedli, Katherine Velasco, Tanya Airiowitsch, Rita Klees

The meeting began at 7:10 p.m.

1. Sanford presented a brief overview of the current state of the neighborhood, including:
 - A more professional approach to our property maintenance, using reliable and more affordable suppliers for all necessary services, such as mowing, weeding, irrigation work, snow removal, fencing, and concrete
 - A more professional and more easily transferred approach to our financial information, using QuickBooks and generating, sending, and tracking our assessment notices electronically
 - Improved communication with members via e-mail and via the now-complete SR4 web site, where residents can easily locate newsletters, current events, rules and covenant requirements, and architectural guidelines and can easily contact the board and the ARC with questions

Sanford extended special thanks to Katherine Velasco for her work in creating the SR4 web site and in moving our financial information to QuickBooks. He also thanked Pat Cahn for her help in creating the neighborhood e-mail contact list, and the Petach and Velasco families for all their volunteer snow shoveling, both this year and in years past.

He observed that while we all very much appreciate such volunteer efforts, conflicts with school, work, and family commitments inevitably arise, so to ensure consistent and timely snow removal, we have opted to have the walks that abut our open space cleared professionally.

2. Katherine spoke at greater length about the contents and features of the SR4 web site (www.shanahanridge4.org) and about the current state of the SR4 financial information. In taking over the treasurer's position from Carol Linsley (who graciously held the position in 2007 and early 2008, despite constant travel for her work), she has set up accounts in QuickBooks for all SR4 members, sent all the 2008 assessment notices, set up expense tracking and electronic banking, and reconciled both SR4 bank accounts.
3. Sanford discussed 2007 expenses and the 2008 budget (see attached financial report). In 2007, the board worked hard to reduce expenses, replacing Torii with All-Pro Lawns, who offered more cost-effective services, and doing only the most necessary tree, concrete, and fence repair work. Still, our income/expense deficit in 2007 was \$5438. Consequently, we have increased our annual assessment for a second year in a row, to \$253. That, combined with anticipated further cost-savings in some areas, should reduce our 2008 deficit to about

\$800. Depending on how our actual expenses go this year, we may need one more assessment increase next year or the following year to meet our annual expenses and keep our reserve account at approximately \$20,000. Even so, our assessment will still be one of the lowest in the area. Tanya Airiowitsch wanted to know if the expenses shown in the 2008 budget represent typical annual expenses. Sanford replied that they do.

4. Merilee discussed the work All-Pro Lawns and Green Bein' Gardens did for us in 2007 and will do for us in 2008. All-Pro will maintain the irrigation system on the Greenbriar median, mow that median and the tall grasses along our common-area walkways, and provide sidewalk plowing in the winter. If needed, they are also willing to plow our street, despite its being a city street that they are technically not authorized to plow due to potential liability issues. Our first recourse should always be the City street maintenance department.

Green Bein' Gardens cleaned up and weeded our parking islands last year, and sprayed our street weeds twice with Burn-Out, a nontoxic product that worked fairly well to keep the weeds in check. They will apply it more often this year to control them even better.

5. Jere Eggleston spoke briefly on ARC issues. As spring gets underway, he expects members to begin home maintenance, repair, and improvement projects. He recommended people start by reviewing the ARC guidelines and requirements on the SR4 web site, and to contact him or any other ARC member to start the approval process for any projects. He mentioned that preapproved paint and roof colors appear on the web site, and that using any of them requires only a notification phone call or e-mail to him, so he can add the address of the home to the list of those using the colors. If people want to use colors not on the preapproved lists, they must go through ARC review, which is fairly simple. Again, a phone call or e-mail is all it takes to initiate the process.

Jere mentioned that several homes in the neighborhood have recently installed solar panels. Although energy efficiency and not esthetic concerns legally govern the choice of panels and their placement, homeowners should still contact the ARC to discuss their plans prior to installing them. If there are equally viable options in terms of energy efficiency, the ARC will work with the homeowner to make the panels as unobtrusive as possible.

He also discussed the City's current consideration of floor-area-ratio (FAR) restrictions for remodels in Boulder. Historically, the City planning department has agreed to allow SR4 an FAR of .60, but we don't know if that agreement will hold when they decide what the new FAR requirements will be. Some of the City's current FAR suggestions would render all existing homes on Silver Plume out of compliance.

6. Rita Klees (3811) asked what it would cost to extend the natural gas line to her home from its current end point (3795). Jere didn't know specifically, but discussed the history of the gas line extension and the differing costs for tapping into it Excel has quoted over the years. The short answer is that it would be quite expensive to extend the main line.

Having recently moved to Boulder from Washington, DC, Rita also asked about crime in the neighborhood. Merilee told her there was very little, but that there had been a few instances of theft from cars and garages over the years.

7. Sanford introduced the volunteers for this year's board of directors: himself, Katherine Velasco, and Merilee Eggleston. The three were nominated and elected unanimously.

8. The City of Boulder will be collecting organic yard debris in South Boulder between May 19 and 31 this year, so it was decided that we'd schedule our neighborhood cleanup for May 10 at 9:00 a.m., with May 17 as a rain date.

The meeting adjourned at 8:10 p.m.

--Merilee Eggleston
Secretary, Shanahan Ridge Four Homeowners Association