

Boulder Brook Townhome Association
Board Meeting
April 4, 2022

The meeting came to order at 6:30 p.m. at Joe Santi residence (#926). Board members present: Joe Santi, Andy Cink, Rhonda Smith, Deb Fry, and Mat Donald.

Approval of Meeting Minutes

Motion to approve March 7, 2022, meeting minutes by Andy Cink; second by Mat Donald. The meeting minutes were unanimously approved.

Financial Report

As of April 4, 2022: Reserve \$91,555.09; checking available \$6,676.04; and money market reserve (siding) \$82,282.96. Motion to approve financial report by Deb Fry; second by Joe Santi. The financial report was unanimously approved.

Rhonda provided the following financial updates:

1. Current checking account balance is solid considering insurance was paid this week, and the infusion of dues from autopay (27 households) has not yet hit the account.
2. Gulling has agreed to adjust P&L categories to match the approved 2022 budget categories.
3. Snow removal this season = \$6,000; budgeted for \$17,000.
4. New contract is coming from Elite for lawn care with the following adjustments:
 - a. Lawn mowing will increase from \$535 to \$585 per mow (budget allows 28 mows)
 - b. Chemical application will increase from \$802.50 to \$900 (budget allows 4 applications)
 - c. Hourly labor rate will increase by \$10/hour
5. Email was sent to remind four households to pay for vent cleaning; two have paid, others given 30 days.

Old Business:

1. The board reviewed and approved invoice received from Papy's Handy Service for \$1,350 for:
 - a. 1004 Window Damage & Missing Siding – Repairs done, except window replacement which is on order
 - b. 940 & 1012 Loose/Wavy Siding – Repairs done
 - c. 1010 Repair of Fascia – Done
2. Rules and Regulations Doc – The board approved the document with minor changes. Deb will update the document per the discussion and send to residents and to Steve Gulling for posting to website.

New Business:

1. Berm – Current plantings don't need watering unless we experience a drought. New plantings will continue per established 10-year plan; this year between #924-#934. Mat will contact vendors to set up time to choose plantings and get on schedule for September planting; watering will be board's responsibility.

2. Concrete - Mat will contact vender to set time for walkaround and prioritization of concrete repair/replacement per budget allowance.
3. Fallen Tree Limbs – Before mowing season, need removal of tree limbs behind #902 and #928; also removal of dead berm trees.
4. Retaining Walls & Leaning Timbers - #934 retaining wall needs addressed, plus rotting timbers at #924-#926. Mat will contact vender for quote.

Adjournment: With no other business to discuss, the meeting was adjourned at 7:17 p.m.

Next Meeting: The next board meeting will be held Monday, May 9, at 6:30 p.m. at Deb Fry residence (#930).