

**Boulder Brook Townhome Association
Board Meeting
August 15, 2022**

The meeting came to order at 6:30 p.m. at Mat Donald residence (#1012). Board members present: Joe Santi, Mat Donald, Andy Cink, Rhonda Smith, and Deb Fry.

Approval of Meeting Minutes

Motion to approve July 11, 2022, meeting minutes by Joe Santi; second by Andy Cink. The meeting minutes were unanimously approved.

Financial Report

As of August 15, 2022:

- Reserve \$93,134.99
- Money market reserve (siding) \$82,318.47
- Checking available \$29,667.44 (Recent payments not reflected)

Motion to approve financial report by Deb Fry; second by Mat Donald. The financial report was unanimously approved. Rhonda briefly reviewed budget updates.

Old Business:

- Berm Project –Bentley removed the dead trees - large tree at the south entrance and small trees along berm. Fall planting is still on track. Joe is still attempting to contact homeowner(s) for water access once planting is complete.
- Ash Trees - Board reviewed an estimate for ash tree treatment: Cost = \$1,055; budget = \$600. Estimate approved with \$455 excess to be drawn from savings to cover the cost.
- Irrigation System – After several homeowner inquiries about dying grass, the system has been set back to watering three days/week. It is working in all zones except 6 & 8 where the system appears to have been rewired several times over the years. Discussion regarding the overall efficacy of system, especially considering it was installed when the association was first formed in the late 1990s. Joe will ask Steve Gulling to seek an estimate on new system; the item will be added to the agenda for discussion with homeowners at the annual meeting.

New Business:

- Annual Meeting & Open Board Spots – Meeting is scheduled for September 12 @ 6:30 p.m., at Ankeny Golf & Country Club. Deb has emailed one notice to homeowners; will send another email reminder and proxy closer to the meeting date. A separate email will be sent to help recruit board members as there are three positions that need to be filled.

Adjournment: With no other business to discuss, meeting was adjourned at 7:30 p.m.

Next Meeting: The next board meeting will be held at the annual meeting Monday, September 12, at 6:30 p.m. at Ankeny Golf & Country Club.