

**Boulder Brook Association
Board of Directors Meeting
August 16, 2021**

The meeting came to order at 6:30 p.m. at Wayne Fisher's residence. Board members present: Wayne Fisher, Steve Gwiasda, Rhonda Smith, Andy Cink, and Deb Fry.

Homeowner Present/Concerns

The board has received concerns from Chuck Knight (#932) re: the increase in HOAs but perceived decrease in services, i.e., frequency of lawn mowing & watering; trimming of trees/bushes; laundry vent cleaning. See New Business items (below) for discussion. Thank you to Chuck for bringing these items to our attention.

Reminder to all homeowners to contact a board member with concerns: Wayne Fisher, President; Rhonda Smith, Treasurer; Deb Fry, Secretary; Steve Gwiasda, and Andy Cink. (Refer to the Contact List for email and phone numbers.) The board discusses homeowner concerns at monthly meetings. Also, homeowners can attend meetings to discuss concerns with the board in person. The board meets the third Monday of each month; if you wish to attend a meeting, please let a board member know so your concern can be added to the agenda.

Approval of Meeting Minutes

Motion to approve July 19, 2021, minutes by Steve Gwiasda; second by Andy Cink. The July minutes were unanimously approved.

Financial Report

As of August 16, 2021: Reserve \$92,239.48; checking available \$12,251.94 (\$17,500 assessment is included for a total of \$29,751.94); and money market reserve (siding) \$82,227.97. Motion to approve financial statement by Deb Fry; second by Wayne Fisher. The financial statement was unanimously approved.

Old Business

- **Berm & Tree Replacement (from derecho)**: Wayne has tagged our trees at Bentley Ridge Tree Farm. Planting is planned for the week of August 23. Gary Hayward (#924) has agreed to let the board use his hose to water the new berm plantings. The board will set a rotating schedule for watering until winter.

Residents are responsible for watering the replacement trees; however, if anyone needs assistance, please contact a board member.

- **Entryway Landscaping**: Work on the entryways will take place the week of September 13. The board will take responsibility for watering these areas as well.
- **Concrete & Brick**: Brick work is completed around the association and it all looks good. Due to budget constraints, the cement work was tabled until next year.

- Gulling Property Management Contract: The board has reviewed the contract presented for renewal. Cost of services will increase from \$560 to \$595 per month, an increase of \$1.00 per unit/per month. Contract was renewed by unanimous vote.

New Business

- HOA Increase: HOAs did increase to \$200/month in June. This increase was necessary not as a means to increase services. Rather, the increase in HOAs was necessary to cover the cost of doing business as all recurring costs have increased over the past few years. We are operating on a very tight budget and the board is focused on accomplishing the most pressing items on a long list of projects.
- Lawn Mowing & Watering: In June/July the mowing service switched to every other week due to dry conditions. However, we are now back to weekly mowing. During this time, watering via the irrigation system was ceased due to a mandate by the city to conserve water. However, we have now returned to regular watering on Tuesday, Thursday and Sunday mornings.
- Bush/Tree Trimming: Due to budget constraints, trimming of bushes will be budgeted for next spring.
- Dryer Vent Cleaning: This is an annual event and was performed last fall which is the usual timing. We are currently contacting the vendor and will let all residents know the specific date(s) and cost of this service.
- Gutters: Cleaning will be scheduled in November, after the trees have lost foliage. Budget allows for \$2,200; no extra cost to homeowners.
- Annual Meeting: The association's annual meeting will take place on Sunday, October 3, from 3:00-5:00 p.m. at the Ankeny Golf and Country Club. A notice of the meeting will be emailed to all homeowners.

Adjournment and Next Meeting

With no further business, the meeting was adjourned at 7:30 p.m. The next board meeting will be the annual meeting.

BOARD VACANCIES

At the upcoming fall annual meeting on October 3rd, two vacancies on the board will need to be filled. Please consider making a difference in our association by serving on the board!