

**Boulder Brook Townhome Association
Board of Directors Meeting
December 20, 2021**

The meeting came to order at 6:30 p.m. at Deb Fry's residence. Board members present: Rhonda Smith, Andy Cink, Deb Fry, Joe Santi, and Mat Donald. Steve Gulling was also present.

Approval of Meeting Minutes

Motion to approve November 15, 2021, meeting minutes by Andy Cink; second by Rhonda Smith. The meeting minutes were unanimously approved.

Financial Report

As of November 30, 2021: Reserve \$90,370.01; checking available \$16,104.43; and money market reserve (siding) \$82,255.68. Motion to approve financial report by Deb Fry; second by Andy Cink. The financial report was unanimously approved.

Old Business:

- **Homeowner Concerns:** The board reviewed and discussed concerns from two homeowners. After much discussion and reference to Boulder Brook covenants, the board reach the following decisions.
 - 1004 – Window damage from thrown rock during mowing will be fixed; lawn mowing service will take care of cost.
 - 1018 – Damage to exterior trim around overhead garage door is homeowner's responsibility per the covenants of Boulder Brook in Article I Definitions Section 2 Association.
 - 940 & 1012 – Loose/wavy siding will be addressed by siding contractor; Steve Gulling has contacted two companies and is awaiting response for inspection.

As property manager, Steve Gulling will follow-up with each homeowner. Questions/further communication should be directed to steve@gullingproperty.com.

New Business:

- **Passing of Neighbor Eddie Cox:** The board was made aware of Eddie's recent passing and will be making a \$100 donation on behalf of the HOA.
<https://www.dignitymemorial.com/obituaries/ankeny-ia/eddie-cox-10488895>
- **2022 Budget/HOA Dues:** A reminder to residents, HOA increase to \$220 takes effect January 1, 2022. Steve Gulling was present to discuss budget items and coordinate reporting with Treasurer Rhonda Smith.

- Rules/Regulations Document: Gulling presented samples of documents used by other townhome associations. Purpose of Rules and Regulation document is to summarize pertinent covenants and make the information more accessible to homeowners. The board will work on a Rules and Regulations document for Boulder Brook.
- Board Meeting Change: The board voted to change the regular meetings from the third Monday to the **first Monday of each month**. This change will help with availability of financial information beforehand, and timely distribution of minutes afterward. As always, homeowners are invited to attend board meetings to address concerns.

Adjournment: With no other business to discuss, meeting was adjourned at 8:00 p.m.

Next Meeting: The January meeting is cancelled while the board works on developing the Rules and Regulation document. The next board meeting will be held Monday, February 7, at 6:30 p.m. at Joe Santi residence (#926).

M E R R Y
C H R I S T M A S
&
H A P P Y
N E W Y E A R