

**Boulder Brook Townhome Association  
Board Meeting  
February 7, 2022**

The meeting came to order at 6:30 p.m. via Zoom. Board members present: Rhonda Smith, Deb Fry, and Mat Donald.

**Approval of Meeting Minutes**

Motion to approve December 20, 2021, meeting minutes by Mat Donald; second by Rhonda Smith. The meeting minutes were unanimously approved.

**Financial Report**

As of February 7, 2022: Reserve \$90,385.37; checking available \$10,920.76; and money market reserve (siding) \$82,266.68. Motion to approve financial report by Deb Fry; second by Mat Donald. The financial report was unanimously approved.

Rhonda gave a brief review of payments made in January; \$7,500 was spent on tree/brush trimming and leaf blowing. We also paid to have the gutters cleaned. We also donated \$100 to the University of Iowa in memory of Eddie Fisher; a card was mailed to the family.

Rhonda will also remind Steve Gulling to transfer 5% of monthly HOA dues to the reserve account; building the reserve was part of the purpose for our HOA increase.

**Old Business:**

The board members discussed the following old business:

- 1004 Window Damage – Steve is checking back with his contractor to see if the window has been repaired/replaced.
- 940 & 1012 Loose/wavy Siding – Steve Gulling has contacted two companies and has heard back from one; they will come to inspect soon while the weather is good.

Homeowners are reminded to complete a workorder for projects to be addressed by the management company.

**New Business:**

- Missing Siding at 1004 – Steve Gulling is sending a contractor for repair.
- Rules and Regulations Doc – The board has developed a draft of a document to highlight Rules and Regulations. The review of this draft was tabled until all board members are present.

**Adjournment:** With no other business to discuss, meeting was adjourned at 6:53 p.m.

**Next Meeting:** The next board meeting will be held Monday, March 7, at 6:30 p.m. at Mat Donald residence (#1012).