

**Boulder Brook Townhome Association  
Board Meeting  
July 11, 2022**

The meeting came to order at 6:25 p.m. at Rhonda Smith residence (#1010). Board members present: Joe Santi, Mat Donald, Andy Cink, Rhonda Smith, and Deb Fry.

**Approval of Meeting Minutes**

Motion to approve June 6, 2022, meeting minutes by Andy Cink; second by Mat Donald. The meeting minutes were unanimously approved.

**Financial Report**

As of July 11, 2022:

- Reserve \$92,734.33
- Checking available \$38,253.72
- Money market reserve (siding) \$82,304.60

Motion to approve financial report by Deb Fry; second by Rhonda Smith. The financial report was unanimously approved.

**Old Business:**

- Speck Concrete Project – After walkaround to assess and prioritize concrete work proposed, the board has approved Speck's bid for concrete repair. Work will begin in approximately two months. The budget of \$11,900 will cover the following (plus an overage of ~\$750):
  - 918: 2 street panels \$3,295
  - 920: Driveway \$2,750
  - 1028: Driveway \$3,100
  - 1028: 3 street panels \$3,500
- Berm Project – Fall planting is still on track. In addition, board discussed removing the dead trees on the berm and at the south entrance as they are eyesores. Mat will ask Bentley for a quote to remove the large tree at the south entrance. Joe Santi volunteered to take care of small tree removal on the berm and will seek assistance to haul away. For the fall plantings, board needs to secure access to a homeowner's hose to water once new plantings go in; board members will water.
- JT Outdoor Plan – Rhonda followed up with JT and was told the work (as outlined in June 6, 2022 minutes) will begin in 2-3 weeks.

**New Business:**

- TNT Estimate for #920 – Joe presented the plan provided by homeowner (from TNT). Homeowner is willing to pay the bill for work to address drainage issues. The plan has also been sent to Steve Gulling for review based on his expertise and experience with these issues. Board will discuss with Gulling ASAP.
- Wireless Sensor for Irrigation System – Joe presented information regarding a part needed for the irrigation system at a cost of \$112. Board approved this cost.
  - Discussion regarding frequency of irrigation: Sprinkler system currently waters on M,W,F. Board approved changing this schedule to Sunday and Thursday, to avoid overwatering especially before Tuesday mowing and to save money. This spring/summer has been fairly wet so grass is not dry. If it dries out with Th, Sun schedule, irrigation schedule will be adjusted.
- Ash Trees – The ash trees have not been treated because old vender went out of business. Mat will ask Bentley about treatment.

- Annual Meeting – The Boulder Brook annual meeting will be held Monday, September 12, 2022, at 6:30 p.m. Rhonda has secured Ankeny Golf & Country Club for the meeting. Deb will confirm date with Steve Gulling to make sure he can attend; she will then send notice to homeowners.
  - There will be 3 open spots on the board. Homeowners are asked to contact a board member to be added to the ballot to fill these spots.

**Adjournment:** With no other business to discuss, meeting was adjourned at 7:25 p.m.

**Next Meeting:** The next board meeting will be held Monday, August 15, at 6:30 p.m. at Mat Donald residence (#1012).