

**Boulder Brook Association
Board of Directors Meeting
July 19, 2021**

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

Homeowner Present/Concerns

The board has received the following concerns from Ron Beltz at #928: Gutter at west eave appears blocked; two shrubs at east side interfere with traffic (one at front stoop and other at sprinkler pipe rack); wooden steps between 928 & 922 are unsafe. President Wayne Fisher visually reviewed the issues to determine the course of action that should be taken. See New Business items (below) for discussion. Thank you to Ron 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 June 21, 2021, minutes by Steve Gwiasda; second by Rhonda Smith. The June minutes were unanimously approved.

Financial Report

As of July 19, 2021: Reserve \$92,231.97; checking \$8,294.35; and money market reserve (siding) \$82,221.21. Motion to approve financial statement by Deb Fry; second by Andy Cink. The financial statement was unanimously approved. Two homeowners are delinquent in paying the \$500 annual assessment; they will be contacted to secure payment.

Old Business

- **Berm & Tree Replacement (from derecho):** Bentley Ridge Tree Farm let Wayne know they expect to receive product in mid-August to replace what was lost in the recent hailstorm. Planting is planned for end of August or early September. Gary Hayward at #924 has agreed to let the board use his hose to water the new berm plantings. For the replacement trees, the board is investigating the cost of watering bags for each tree; homeowners would be responsible for filling bags but this process could be a good alternative to dragging a hose to the tree.
- **Entryway Landscaping:** Rhonda Smith and Deb Fry met with four landscapers to explain the wishes for entryway gardens plus other projects prioritized during the May walkaround. JT Outdoor Solutions was chosen for the work and hopefully can begin soon; however, we may have to be patient as these businesses are currently understaffed and extremely busy. Rhonda and Deb will contact homeowners whose properties are affected by projects.
- **Concrete & Brick:** Wayne Fisher received quotes for replacement of concrete and bricks, prioritized per the board walkaround. The board approved the brick quote. Because of budget constraints, the

cement work was tabled until next year.

- Insurance: Steve Gulling has emailed insurance documents to homeowners.
- Irrigation: Water restrictions have been lifted by the city. Sprinklers are set to run each Tuesday, Thursday, and Sunday.

New Business

- Gutters: Cleaning will be scheduled for fall; budget allows for \$2,200. The board discussed adding gutter screens to those areas under trees to help keep the gutters running free. This idea will be investigated to see if budget will allow the work.
- Bush/Tree Trimming: After speaking to a former association president and two other prior board members, the board has received clarification on bush trimming. The association has always paid to have the bushes trimmed and the homeowner is responsible for maintaining anything they plant in a 4-foot space from their home. This policy will continue; trimming of bushes will be budgeted for next spring.
- Stairs between 928 & 922: The board reviewed the estimate received; due to budget constraints, the project was tabled until next year's budget. Please use caution on these steps and avoid using them unless absolutely necessary.
- Annual Meeting: Homeowners, mark your calendars for the association's annual meeting: 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 8:22 p.m. The next board meeting will be on Monday, August 16, 2021, at 6:30 p.m. at Wayne Fisher residence.

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!