

Boulder Brook Townhome Association Board Meeting

June 6, 2022

The meeting came to order at 6:30 p.m. at Deb Fry residence (#930). Board members present: Joe Santi, Mat Donald, Andy Cink, Rhonda Smith, and Deb Fry.

Approval of Meeting Minutes

Motion to approve May 9, 2022, meeting minutes by Andy Cink; second by Rhonda Smith. The meeting minutes were unanimously approved.

Financial Report

As of June 6, 2022: Reserve \$92,340.15; checking available \$17,368.79; and money market reserve (siding) \$82,296.71. Motion to approve financial report by Deb Fry; second by Mat Donald. The financial report was unanimously approved.

Old Business:

- Berm Project – Mat reported we're on track to remove dead trees and plant new by Fall. Prices increased a bit, but the vendor gave us a break on pricing. Need to secure access to homeowner's hose to water once new plantings go in; board members will water.
- Stump Removal – Several locations for stump removal were discussed. Once stumps are out, which will be coordinated with Gulling/lawn service, fill dirt will be placed and grass planted. Will seek homeowners' commitments to watering newly planted grass.

New Business:

- Estimate from JT Outdoor Solutions (#000238) – Board reviewed quote for work at several units. After discussion, Deb Fry moved, Andy Cink seconded, and board approved the first three items for completion ASAP as they fall within budget:
 1. #922 – Repair leaning wall = Free
 2. #922 – Remove outdoor steps & replace w/fill dirt, rock & steppingstones = \$800
 3. #926 - #924 – Replace rotting timbers = \$650
 4. Additional estimated work items are tabled for further discussion in the Fall.
- Discussion re: prioritization of concrete work to be completed within budget. Joe Santi will contact Speck for updated quote.
- Rhonda Smith presented adjustments to budget to accommodate increase in insurance and other fees. \$5,000 was moved from snow removal to cover these expenses. Rhonda noted that the \$3,117 annual insurance increase is due to increased property values and reminded the board that replacement is at current market value (a good thing).
- Mat Donald brought a concern re: North drive which is being blinded by ditch weeds. This is a city project so Mat will contact them to request a trim.

Adjournment: With no other business to discuss, meeting was adjourned at 7:20 p.m.

Next Meeting: The next board meeting will be held Monday, July 11, at 6:30 p.m. at Rhonda Smith residence (#1010).