

**Boulder Brook Association
Board of Directors Meeting
June 21, 2021**

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

Homeowner Present/Concerns

The board has received concerns from residents re: lack of communication from Gulling Property Management; for instance, no response to questions via email or to maintenance requests. Recalling the need for improved communication was a major concern brought forward by residents at the annual meeting when Gulling Property Management was retained, the board discussed how to address this issue. Ideas to increase communication included monitoring of emails and maintenance requests, establishing a Facebook group page, etc. It was decided that Wayne Fisher would begin the effort to improve communication by addressing this concern directly with Steve Gulling.

Approval of Meeting Minutes

Motion to approve May 17, 2021, minutes by Rhonda Smith; second by Wayne Fisher. The May minutes were unanimously approved.

Financial Report

As of June 21, 2021: Reserve \$90,323.80; checking \$14,597.15; and money market reserve (siding) \$82,213.78. Motion to approve April and May financial statements by Deb Fry; second by Steve Gwiasda. The financial statements were unanimously approved.

Old Business

- **HOA Dues Update and Annual Assessment:** The \$500 annual assessment is due on June 30, 2021. Those members having dues and assessment automatically drawn should see a debit in their account in July.
- **Berm:** Trees continue to be removed and Bentley will plant per the plan. It was recommended we plant in mid-late August due to the recent hot, dry weather.* The board will meet with Bentley to tag trees and arrange for planting. Residents near the trees will be asked to allow access to spickets for watering; the board will take care of the watering.
- **Tree Replacement:** Rhonda Smith and Andy Cink met with residents with trees affected by derecho; choices for replacement trees were recorded.*

*Note: Shortly after the June 21 meeting, Bentley suffered significant hail damage to their tree inventory. The board will work with Bentley or another nursery to secure trees ASAP.
- **Entryway Landscaping:** Rhonda Smith and Deb Fry will meet with 3-4 landscapers to get plans and estimates for completing these projects per the allocated budget.

New Business

- **Board Walkaround:** The board discussed findings from the May 27th walk-around and continue to prioritize projects. Wayne Fisher will ask for consultation from ASAP Construction for concrete estimates and TNT for stone. Also, bushes in need of trimming will be scheduled with Gulling.
- **Insurance:** A special meeting was held virtually Wednesday, June 2, 2021. Board members present: Wayne Fisher, Andy Cink, and Rhonda Smith. Others present: Steve Gulling, Gulling Property Management and Dave Mackowski, Account Executive with the Dana Company. Mr. Mackowski presented an overview of current market conditions (increasing lumber costs, etc.). He presented the blanket limit and reviewed coverage, deductibles, etc. He answered questions from the board members present. With all questions answered, the board members, representing a quorum, voted to accept the policy as presented. A certificate of insurance will be sent to residents when available.
- **Street Sign:** Steve Gulling was approached by a resident who suggested the lower street sign at the south entrance be moved/upgraded so that emergency vehicles can more easily navigate. The board discussed the \$1,000 estimate received and the need for this change. Because of the cost and the fact that emergency vehicles rely on GPS and not street signs, the issue was shelved.
- **Irrigation:** Des Moines Waterworks has asked residents to decrease water usage. Therefore, the Boulder Brook irrigation has been adjusted and will continue to be monitored per city regulations.

Adjournment and Next Meeting

With no further business, the meeting was adjourned at 8:02 p.m. The next board meeting will be on Monday, July 19, 2021, at 6:30 p.m. at Andy Cink residence.

BOARD VACANCIES

At the upcoming fall annual meeting (date TBD), two vacancies on the board will need to be filled. Please consider making a difference in our association by serving on the board!