

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

The meeting came to order at 6:30 p.m. at Mat Donald residence (#1012). Board members present: Joe Santi, Andy Cink, Rhonda Smith, Deb Fry, and Mat Donald.

**Approval of Meeting Minutes**

Motion to approve February 7, 2022, meeting minutes by Rhonda Smith; second by Mat Donald. The meeting minutes were unanimously approved.

**Financial Report**

As of March 7, 2022: Reserve \$91,162.33; checking available \$14,345.28; and money market reserve (siding) \$82,275.97. Motion to approve financial report by Deb Fry; second by Andy Cink. The financial report was unanimously approved.

Rhonda reported that Steve Gulling has transfer 5% of monthly HOA dues for January and February to the reserve account; building the reserve was part of the purpose for our HOA increase.

Rhonda presented a list of owners who are delayed in payments for dryer vent cleaning and/or HOA dues. A reminder email will be sent to these owners asking for prompt payment.

**Old Business:**

The board members discussed the following old business:

- 1004 Window Damage & Missing Siding – Joe will check with Steve Gulling to see if this work has been completed.
- 940 & 1012 Loose/wavy Siding –Siding at 1012 has been repaired. Joe will check with 940 to see if their siding issue has also been resolved.

Homeowners are reminded to complete a workorder for projects to be addressed by the management company. The form can be found here: <https://gullingproperty.com/generalForms>

**New Business:**

- Rules and Regulations Doc – The board reviewed the draft of this document and discussed changes. Deb will update the draft per the discussion and send to board for approval. The goal is to distribute the document and post to Gulling Property website by June 1, 2022.
- Deb shared an email she received from Chuck Knight at #932 concerning the removal of volunteer trees at the rear of his property. Chuck has volunteered to mark the trees he would like removed. Once the board receives this information, the position of the trees will be compared to the plat on file to determine if removal is the responsibility of Boulder Brook or the owner of adjoining property.
- With spring approaching, Rhonda addressed the planting at the berm, which continues per the 10-year plan. She advised that fall is actually the optimal time to add new plantings as it avoids

having to water through the summer heat. Planting in the fall allows about six weeks of watering to establish the plants before winter; this has worked well the past couple of years.

- The board briefly discussed a spring walkaround; this year, the walkaround will be conducted only as it pertains to concrete repair.
- The board discussed the annual meeting in the fall. This year, instead of a special Sunday afternoon meeting, the board will consider holding the annual meeting on a regular monthly meeting date, hoping it will be less disruptive to owner schedules and allow good attendance. The date of the annual meeting will be announced as it draws near.

**Adjournment:** With no other business to discuss, the meeting was adjourned at 7:15 p.m.

**Next Meeting:** The next board meeting will be held Monday, April 4, at 6:30 p.m. at Joe Santi residence (#926).