

**Boulder Brook Association
Board of Directors Meeting
March 15, 2021**

The meeting came to order at 6:30 p.m. at Wayne Fisher's residence.

Board members present: Wayne Fisher, Steve Gwiasda, Andy Cink, Rhonda Smith, and Deb Fry.

Homeowner Present/Concerns

Deb has received questions about the availability of the board meeting minutes. Originally, residents were told to expect minutes posted on the Gulling Property Management website within 2-3 weeks after board meetings (held the third Monday of each month). However, the board has been advised by Steve Gulling the schedule for posting documents to their website is on the 15th of each month. Therefore, residents are advised that minutes will be available shortly after the 15th of each month here: <https://gullingproperty.com/association/BoulderBrookTownhomes>

Approval of Meeting Minutes

Motion to approve February 2021 minutes by Andy Cink; second by Steve Gwiasda. The February minutes were unanimously approved.

Financial Report

As of March 12, 2021: Reserve \$95,301.04; checking \$6,444.70; and money market \$82,193.28.

Rhonda addressed payment requests from Gulling for snow removal. Discussion involved number of shovelers billed for as well as cost of salt/sand application. Wayne will seek clarification from Steve Gulling.

In addition, the board discussed the overall billing process as well as whether we have overdraft protection on the association's checking account. Wayne will follow-up with Gulling and/or the bank on these items.

Due to these open discussion points, vote on approval of the Financial Report was tabled.

Old Business

- **HOA Dues Update and Semi-Annual Meeting:** The board is ready to review the proposed dues options with residents and receive a vote on HOA dues change and annual assessment. The semi-annual meeting is scheduled for Sunday, April 18, 2021, from 2:00 - 4:00 pm at Ankeny Golf & Country Club. This vote is the only agenda item for the April 18th meeting and residents are encouraged to attend; if attendance is not possible, residents are asked to vote by proxy provided. Residents will receive a Save the Date by March 20, 2021. Materials for the meeting (supporting budget information, letter from the president, and proxy) will be emailed by April 1, 2021, to allow adequate time for residents to review before the meeting.

New Business

- Checking account balance: Wayne Fisher will request \$5,000 to be transferred to the association's checking account to cover insurance and other invoices needing to be paid.
- Steve Gulling forward the estimated cost of covering the sprinkler pipe between units 922 and 928. The board discussed the item and vote was tabled until after the semi-annual meeting.
- Berm planting will resume with the planting of two trees from last year's budget plus planting per this year's plan. This will get the planting schedule back on track. Next step: Schedule with nursery.

With no further business, the meeting was adjourned at 7:40 p.m.

The next board meeting will be the semi-annual meeting on Sunday, April 18, 2021, from 2:00 - 4:00 pm at Ankeny Golf & Country Club. Vote on HOA dues change and assessment is the only agenda item for this meeting. Residents are encouraged to attend; if attendance is not possible, residents are asked to vote by proxy provided.