

**Boulder Brook Association  
Board of Directors Meeting  
May 17, 2021**

The meeting came to order at 6:30 p.m. at Rhonda Smith's residence.

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

**Homeowner Present/Concerns**

The board has received several questions regarding tree removal and/or replacement. Please see below for the list of trees being replaced as a result of last year's derecho.

The board continues to receive feedback from residents re: mowers going too fast, turning too quickly, etc. Wayne has spoken to the mowers and will continue to observe/address these issues with them. We ask for patience from the residents as we try to address the many differing opinions re: mowing frequency and technique.

The board has scheduled its annual walk-around for May 27 at 6:30 p.m.; we will begin on the North end and work our way South to assess any updates and/or improvements needing to be made. We will then prioritize items based on available 2021 budget.

**Approval of Meeting Minutes**

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

**Financial Report**

As of May 15, 2021, reserve \$90,316.87; checking \$13,311.98; and money market reserve (siding) \$82,207.47. Approval of March financial statement: motion to approve by Steve Gwiasda; second by Deb Fry. The March financial statement was unanimously approved. Steve Gulling provides the board with full financial statements on the 25<sup>th</sup> of each month. The board will review April and May 2021 (f available) statements at the next meeting and vote on approval at that time.

**Old Business**

- **HOA Dues Update and Annual Assessment:** 30-day notice of increase in HOA dues and continued annual assessment (as determined by vote at the April 18, 2021 meeting) was emailed to all Boulder Brook members on April 22, 2021. A reminder was emailed to all members on May 18, 2021. Those members having dues and assessment automatically drawn should be able to continue with this process; Wayne Fisher will confirm with Steve Gulling.
- **Budget Discipline:** The board discussed the importance of staying within the 2021 budget. Our goal is to determine costs for budgeted items and spending judiciously to avoid going over budget. All members agreed this discipline is imperative; we ask for members to keep this fiscal goal in mind when requesting services.

- Berm: Trees continue to be removed per the plan. Wayne has received bids from Bentley Ridge as follows: \$2,345.00 will cover planting of 5 trees, 4 dogwoods, and 3 Korean dwarf lilacs. The board will be responsible for watering the new plantings.

Tree Replacement: \$1,934.50 covered the removal of 5 trees and their stumps due to derecho damage. Wayne has secured from four tree recommendations from Bentley for replacement of members trees. The recommended trees will not grow to be too large and will not bear fruit or berries. Residents with trees affected by derecho will be given a choice of the four options. Rhonda Smith and Andy Cink will be visiting with residents listed below to discuss choices. The list below was made by Wayne Fisher when derecho cleanup was taking place.

1. Behind/between 906 & 908
2. Front 914
3. Behind 918
4. Behind 922
5. Front 926
6. Behind/between 932 & 938
7. Front 1022
8. Front 1024
9. Front 1026
10. Front 1028

Replacement of these trees will be covered by the \$2,500 budget allocated for this project: 10 trees x \$200 each + delivery fee; includes planting and staking by greenhouse. Residents will be responsible for watering. Note: the allocated budget covers replacement of damaged/dead trees; it does not include requests for replacement or removal of healthy trees.

- Entryway Landscaping: Residents have previously requested updates to the two entryways and is now being addressed under the 2021 budget. The goals of this project would be to replace current plantings with something requiring less maintenance yet presenting aesthetically pleasing entryways. The 2021 budget includes \$2,500 allocated for landscaping. Wayne will ask Bentley to develop a plan to meet the goals while staying within the budget.

### **New Business**

- 912 Tree Removal Request: The board will review the tree(s) at May 27<sup>th</sup> walk-around.
- 912 Deck Replacement: Residents have requested to replace their current decking material with composite decking. The board will request plans and material samples to assess.
- Sprinkler Pipe Cover: Steve Gulling has forwarded an estimate for the cost of a large faux rock to cover the sprinkler pipe between units 922 and 928. The board discussed the item and concerns were expressed about access to the sprinkler pipe being impeded by this type of covering. In addition, the expense that would be incurred has no budget allocated for this type of cover. Alternative ideas discussed include planting bushes or ornamental grass to camouflage the pipes, yet provide access as needed.

- Owners Maintenance Work Order: Wayne Fisher will discuss the process of submittal to and response from Gulling Management to make sure communication flow is optimal. The suggestion was made to include the board president on all communication between residents and Gulling.
- Medallion Painting: This is an item that was addressed with the previous management company but never followed through. The board will research exterior painters and request a quote to have medallions painted.
- Siding Replacement: Estimates on siding replacement have been requested to provide insight as to just what \$82K will cover towards replacing all the siding. Until the project is underway, insurance funds will remain in a separate interest-bearing money market account.
- Roof Inspection: Earlier this month, an insurance adjuster inspected our roofs for damage. We are awaiting the report.
- Solicitors: A few solicitors have approached residences, selling goods and services. The board discussed posting “No Soliciting” signage at each entrance and will secure quotes to have this completed. Residents are reminded of the City of Ankeny’s policy which states, “All peddlers, solicitors and transient merchants must obtain a Solicitor's License from the City of Ankeny. The purpose of a Solicitor's License is to protect residents against fraud, unfair competition and intrusion into the privacy of their homes. If approved, each solicitor is required to keep their license in their possession at all times while conducting business in the City and be able to produce the license upon the request of prospective customers as evidence of compliance with [the City's Municipal Code, Chapter 132](#).”

#### **Adjournment and Next Meeting**

With no further business, the meeting was adjourned at 7:40 p.m. The next board meeting will be on Monday, June 21, 2021, at 6:30 p.m. at Andy Cink residence.