

**Boulder Brook Townhome Association  
Annual Meeting  
September 12, 2022**

The annual meeting came to order at 6:30 p.m. at Ankeny Golf and Country Club. Board members present: Joe Santi, Mat Donald, Andy Cink, Rhonda Smith, and Deb Fry. The quorum was met through homeowner attendance and proxies.

President Joe Santi introduced the current board; homeowners present introduced themselves.

**Approval of Meeting Minutes**

Motion to approve August 15, 2022, meeting minutes by Mike Smith; second by Bruce Armstrong. The meeting minutes were unanimously approved.

**Financial Highlights:**

Rhonda Smith gave an overview of current financials. A current P&L and budget progress report were provided with the agenda packet. Rhonda reviewed the goal of the board for the past two years was to build savings; 5% of monthly HOAs are now directed to that goal. The board has also worked to stay within the established budget while completing projects of the most need. As of September 12, 2022, the HOA accounts stand are as follows:

- Money market (reserve): \$93,545.31
- Money market (siding): \$82,340.40
- Checking account \$30,683.40

Chuck Knight asked about the money market reserve and suggested, due to the current overall financial climate, we seek out a higher interest rate vehicle. He volunteered to research our options for short-term investment.

**Old Business:**

Mat Donald provided an overview of the following projects:

- Berm Project – The berm project is progressing; we are in year 4 of the approved 10-year plan. Mat is working with Bentley to choose trees for planting this fall. Bentley has acknowledged our long-term relationship by giving us a good rate on the trees.
- Landscaping Repairs – Several homeowner projects were completed this year as budget allowed, including replacement of several damaged railroad ties.
- Concrete Repairs – This project will begin per the plan and within allotted budget this week (Tuesday or Wednesday). Homeowners affected have been advised regarding using overflow parking while the project is completed. Also, as one of the entries will be affected, homeowners were asked to use traffic the other entrance.
- Ash Trees – This year's treatment is complete and, according to our contract, will last for two years.

**New Business:**

- Election of New Board Members – Ray Peters, Bruce Armstrong, and Steve Cox volunteered to serve in replacement of Rhonda Smith, Deb Fry, and Andy Cink. Mike Smith thanked the retiring board members for their service.
- Irrigation System – Joe Santi opened discussion about the state of the current irrigation system. There are several locations where the system is either leaking or not functioning at all. The wiring at the boxes is "a mess." Ensuing discussion emphasized the importance of maintaining the same irrigation vendor year-to-year. Steve Gulling addressed this issue, stating that the past vendor has experienced some

serious health issues, so we had to switch. Currently, we are contracted with Iowa Irrigation whom he has used at other properties with good results.

**Homeowner Concerns:**

- Weeping Willow – Lois Santi asked about the downed branches under the weeping willow (south). They will be included in fall cleanup.
- City of Ankeny Mowing – Bruce Armstrong asked about the overgrowth south of our property along the street. That area is property of the city. Discussion turned to the city areas around our entrances; when they overgrow, it's difficult to see oncoming traffic. Mat Donald stated he communicated with the city about these areas without much response. The city can be contacted via their website about these concerns: [www.ankenyiowa.gov/our-city/services/submit-service-request](http://www.ankenyiowa.gov/our-city/services/submit-service-request).
- HOA Block Party – Lois Santi asked about resurrecting the block party which has been cancelled the past year or two because of Covid. Joe Santi asked for a show of hands in favor of having the party this fall and the motion passed. Lois volunteered to head a committee to plan the party for some time in October.
- Attic Insulation – Ray Peters shared their recent experience of having their attic insulation beefed up. He stated they used Attic Solutions. Mid-American Energy also has a free program where they inspect and make recommendations. Because this is a homeowner (not HOA) issue, homeowners are encouraged to inspect their attic insulation if they feel necessary.

**Adjournment:** With no other business to discuss, Andy Cink moved to adjourn the meeting; Chuck Knight seconded the motion, and the meeting was adjourned at 7:10 p.m.

**Next Meeting:** The next board meeting will be held in October; dated to be announced by the new board.