

BOULDER BROOK HOMEOWNERS ASSOCIATION ANNUAL MEETING

BOARD OF DIRECTORS MEETING

Monday, September 23rd, 2024

Minutes of the Annual meeting of the Boulder Brook Homeowner's Association, Ankeny, IA, held at Ankeny Country Club in Ankeny, IA at 6:30 p.m. on Monday, September 23rd, 2024.

I. **CALL TO ORDER**

Board President Bruce Armstrong called the meeting to order at 6:30 p.m.

The quorum was met through homeowner attendance and proxies. There were 16 households represented.

President Bruce Armstrong had the current board and homeowners introduce themselves.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:32 p.m.

Present: Bruce Armstrong, Wayne Fisher, Jennifer Wilson, Ray Peters

Absent: Steve Cox

III. **APPROVAL OF THE MINUTES OF THE PREVIOUS YEAR'S MEETING**

Motion by Wayne Fisher second by Jennifer Wilson, to approve the minutes of the Annual Meeting of September 12th, 2023. Motion Carried at 6:36 p.m.

IV. **FINANCIAL REPORT**

Bruce gave the report as follows at 6:36 p.m.

A. Operating/Checking \$14,669.70

B. Reserve/Money Market \$65,536.08

C. CD/Bank Iowa \$105,159.02

Motion to approve financials by Wayne Fisher second by Jennifer Wilson

V. **UNFINISHED BUSINESS**

Unfinished business was discussed at 6:46 p.m.

- A. Berm Project - The berm project is progressing; we are in year 6 of the approved 10 year plan. Removal and replacement of smaller dead trees on the berm were removed by the labor and generosity of volunteer residents of Boulder Brook. Areas of tree removal were seeded as well.
- B. Concrete and Brick Repairs – These projects will continue per the plan and within the allotted budget.
- C. Paint Color - Color of garage doors, doors and guidelines for colors of door paint. If you would like to receive a copy of these colors, please email Wayne Fisher at moose1950@live.com

- D. Sprinkler System – Still looking for answers on getting irrigation issues resolved and up and running.
- E. Gutter and Dryer Vent Cleaning – Sticking to plan of annual cleanings.

VI. NEW BUSINESS

New business was discussed by Bruce at 7:25 p.m.

- A. Election of new board members – Mike Smith, Nancy Pilcher and Scott Jones were elected to the board.
- B. Roofs/Shingles – Shingles in poor shape Bruce will be working with the shingle manufacturer and will assist with filing an insurance claim. Brief discussion of assessment insurance to ensure owners have proper coverage.
- C. Resident List – HOA all homeowners present in favor of opting in. Emailed to those that provided an email address to Gulling Property Management.
- D. MetroNet – Some residents have interest in Metronet. Concern over destruction of property by Metronet during installation. A member of the board will reach out to sales and get information on participation of percentage and ask for a representative to come and speak to us.

VII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Thursday, October 17th at 6:30 p.m. at the residence of Jennifer Wilson.

The board meeting adjourned at 7:46 p.m.

These minutes were approved by the Board of Directors.