

BOULDER BROOK TOWNHOME ASSOCIATION
Monthly Board Meeting
April 20, 2020 via Zoom

The regular monthly board meeting of the Boulder Brook Townhome Association was held on April 20, 2020 at 6:30 PM. Those present: Wayne Fisher, Steve Gwiasda, Mike Smith, Russ Copley, Paralee Lane and manager Diane Lewis. The meeting was called to order at 6:30 PM.

Homeowner Concerns: Ken Spahr expressed concern of the work being done at the creek behind his home.

The February meeting minutes were presented for review and approval. Motion to approve by Russ Copley and second by Wayne Fisher. Motion carried. The March meeting was canceled due to the Covid virus. Will be using Zoom to hold meetings in the future.

The February/March financial report was presented for review and approval. Income: Excellent—all collected. Expenses: At budget—winter is always a slow month for expenditures but for snow removal. We are under budget in snow removal. Current balances as of March 31 are: Operational account \$10,928.25 and Reserve account \$99,874.16.

Review of March/April invoices. Invoices for March totaled \$2,348.17 for routine expenses including the final snow payment and April totaled \$2,787.01 for routine services and creek clean up.

Collection Report: No problems.

Motion to approve the financial report by Wayne Fisher and second by Steve Gwiasda. Motion carried.

Committee Reports:

Arch/Maint: The Board will be conducting the annual walk around on May 4th

Snow/Landscaping: The trees for removal (berm) are marked and replacements noted.

Ash tree will be treated this year. Noted a dead blue spruce on the south end of the berm.

Social: No report.

Old Business:

Siding Issue: We have received the check from Ply Gem for the siding replacement. Again the warranty for the replacement is based on original cost of material and labor. The check was for \$82,171.00. Replacing the siding will be on the agenda for the annual meeting as the total cost to replace is far greater than the \$82,171.

Erosion of creek: Work has begun on the creek erosion.

New Business

Street light repair and changing to LED: The Board reviewed the first bid for the lighting. To repair underground wiring and place in conduit for the 4 street lights—base price is \$8,815.00

and to upgrade them to LED \$11,080.00. To install 2 additional street lights-one at each entry is \$8797.00. We will be getting addition bids. The Board discussed the NEED to repair the current lights and if the LED upgrade was worth the cost. The additional lights will be an issue for homeowners to discuss at the annual meeting.

With no further business to discuss, meeting adjourns by motion from Paralee Lane and second by Russ Copley. The next meeting is March 16 unit 1010.

HOMEOWNER REMINDERS

SPRING IS HERE

Just a reminder that the landscaping around your home is yours to maintain. This includes the front, side and back!

ASSESSMENT

Never too early to remind everyone about the upcoming assessment. The annual assessment of \$500.00 is due June 30, 2020.

WEB SITE

www.lewisconsultingdm.com Click homeowner and then the green log in button. User name is Brook and password Irvin

DUES

We do offer auto debit of your monthly dues. If you are interested, please contact us to set up your account.

If you have any questions or concerns about the minutes of the board meeting or what the Board has discussed at a meeting, please feel free to call any Board member to discuss.

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