

**Boulder Brook Association
Board of Directors Meeting
December 14, 2020**

The meeting was called to order at 6:30 p.m. at Deb Fry's residence.

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

Approval of November 2020 meeting minutes: Motion to approve by Andy Cink; second by Steve Gwiasda. The November minutes were unanimously approved.

Homeowner Present/Concerns

N/A

Financial Report

As of December 12, 2020: Reserve \$95,278.07; checking \$19,001.24; and money market \$82,173.47. \$10,000 received from insurance for derecho damage was deposited in the checking account. Approval of November financial report: Motion to approve by Andy Cink; second by Steve Gwiasda. November financial report unanimously approved.

Old Business

- **Storm Cleanup**: Cleanup is completed including stump removal and tree cleanup behind #922. The stumps were ground and dirt added. Grass seeding at stump areas and behind #922 will take place in the spring. Also, loose siding around complex has been reattached in preparation for winter weather.

The roof has been inspected with the following report from Eric Hedberg of Hedberg and Sons, Inc.: "The roofs are now twelve years old. The shingles look good with minimal granule loss. We used a high-quality pipe boot and the rubber is still looking good. Would not hurt to seal storm collars and such at some point."

- **Board Communication**: The board reviewed the results of the communication survey. The survey revealed most residents prefer to receive information about maintenance (vs. personal updates); prefer email communication (vs. letter or Gulling website); and are not interested in a Facebook page. Therefore, the board will use email to let residents know about upcoming maintenance. Please watch your email accounts for those alerts, some of which could be last minute (as we receive them). The board thanks everyone for their input on the survey.
- **Budget/HOA Adjustment for 2021**: The board received an updated P&L from Steve Gulling. He is still awaiting requested insurance quotes. The board will address the proposed budget during the upcoming January 2021 meeting.

The board is still hoping to hold a spring meeting, depending on the state of the Covid-19 pandemic. Based on the January budget meeting, an annual assessment will be voted on by residents at that

spring meeting (date TBD). In addition, the method of payment will be discussed (e.g., monthly payment with HOA dues vs. one-time payment annually).

- Tree Planting: Discussion regarding tree replacements (total is around 12) from derecho damage. The board will refer to the master planting plan prepared by prior board members. From this plan, the board will present affected residents with tree options from which to choose. Using this information, a plan and budget for planting will be developed and presented to the residents.

In the past two weeks, Mid-American and Wright Tree Service trimmed the trees along NW Irvinedale. Mid-American representatives were asked about removing trees but the process of approval with city appears to be cumbersome. Therefore, the board determined the process was not worth the effort. The tree removal/planting plan will continue in the spring.

- Grounds Maintenance/Entrance Gardens: A plan for the two entrance gardens will be discussed closer to spring. The board will speak with Steve Gulling re: plan for new low-maintenance plantings. The lawn care company could provide this plan, or we could enlist the help of horticulture students from either DMACC or ISU who are usually looking for hands-on projects such as this for school credit; could be a cost-saving measure for the association.
- Transition of Property Management: Steve Gulling has advised the board that the transition from Lewis Property Management has been completed.

New Business

- Snow Removal: The first measurable snow was also the first removal from the newly hired company. The board discussed timing (they arrived late morning), as well as a few issues of sloppy snow removal on some driveways, and the driving of equipment across a few lawns. Also, the sidewalk along NW Irvinedale was not cleared. Wayne will speak with Steve Gulling to bring these concerns to his attention and hopefully have better results from the snow removal company moving forward.
- Communication with Gulling: A few comments were received on the communication survey re: lack of response from the property manager when residents submit a concern. Residents are encouraged to continue to use the Maintenance Request Form available here: <https://gullingproperty.com/generalForms>. Wayne will speak with Steve Gulling to determine the process of communication once the form is received.

With no further business, the meeting was adjourned at 7:05 p.m.

The next board meeting will be held at Wayne Fisher's residence (#904) on Monday, Jan. 18, at 6:30 p.m.

***Best wishes for a safe and happy holiday season!
From the Boulder Brook Association Board***