

**BOULDER BROOK TOWNHOME ASSOCIATION**  
**Monthly Board Meeting**  
**February 17, 2020 @ unit 904**

The regular monthly board meeting of the Boulder Brook Townhome Association was held on February 17, 2020 at 6:30 PM at 1010. Those present: Wayne Fisher, Steve Gwiasda, Mike Smith and manager Diane Lewis. The meeting was called to order at 6:30 PM.

Homeowner Concerns: Snow removal concerns from several homeowner. Concern over the threshold we have for snow removal (2 inches). Annual meeting discussion to reduce the threshold to one inch and the resulting higher snow removal cost

The December meeting minutes were presented for review and approval. Motion to approve by Steve Gwiasda and second by Wayne Fisher. Motion carried. The January meeting was canceled due to weather.

The December/January financial report was presented for review and approval. Income: Excellent-all dues and assessments for 2019 collected. Expenses: In reviewing the grounds (irrigation, landscaping, mowing, snow and tree trimming) we were slightly over budget, but we did not do any tree work (moved to 2020). All other accounts were at or close to budget. Current balances as of December 31<sup>st</sup> are: Operational account \$521.29 and Reserve account \$99,852.16. We spent \$8,963.00 from the reserve for concrete work and \$2968.00 for lawn aeration and seeding. Total expenditures from the reserve account were \$29,881.80. January financial report: Income excellent and expense were light (no snow removal paid in January). Current balances as of January: \$6,084.27 in the checking and \$99,842.16 in the reserve. No expenditure in January.

**Review of January invoices.** Invoices totaled \$1,599.17 for routine services only.

**Review of February invoices:** Invoices totaled \$4,368.06 for routine services and including snow removal (\$2438.50) for January.

**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 underground wiring for the street lights is deteriorating and needs to be replaced.

Snow/Landscaping: Cleanup of the limbs creek side (south) has been delayed due to working with the homeowner across the creek and the weather. Issue with the homeowner is resolved; cannot control the weather.

Social: No report.

**Old Business:**

**Siding Issue:** We have received the first offer from Ply Gem on the warranty coverage. They are offering \$82,000 for the replacement and installation of the siding. This number is based

on initial installation cost. We are working with them on this to get an actual breakdown and to see that all trim, etc is included in this number.

**Erosion of creek:** No update-weather has not been conducive to outdoor work. They were to have the bids by December and once approved could begin the work.

#### **New Business**

**Street light repair and changing to LED:** We will be getting bids on the work necessary for the street lights. Estimate the cost of \$7,000 to \$10,000 for the boring and laying of new wire in conduit. There will be other cost associated with this—such as possible cutting of irrigation wiring. At the same time, we would like to include switching our lamps to LED. Also, we will be looking at improving the lighting at the entries.

With no further business to discuss, meeting adjourns by motion from Steve Gwiasda and second by Wayne Fisher. The next meeting is March 16 unit 1010.

## **HOMEOWNER REMINDERS**

#### **SNOW REMOVAL**

Our threshold for snow removal is 2 inches. For snows from 0 to under 2 inches is the responsibility of the homeowner. If you are interested in getting a bid from our service provider to do your driveway and sidewalk, let me know.

#### **WEB SITE**

[www.lewisconsultingdm.com](http://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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