

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, November 18th, 2024

Minutes from the Board of Directors Meeting of the Boulder Brook Homeowner's Association, Ankeny, IA, held at 904 NW Irvinedale Dr in Ankeny, IA at 6:30 p.m. on Monday, November 18th, 2024.

I. **CALL TO ORDER**

President Wayne Fisher called the meeting to order at 6:27 p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:27 p.m.

Present: President: Wayne Fisher Secretary: Jennifer Wilson Treasurer: Mike Smith

Grounds: Nancy Pilcher & Scott Jones

III. **APPROVAL OF THE MINUTES OF THE PREVIOUS REGULAR MEETING**

Motion by Scott Jones second by Mike Smith, to approve the minutes of last month's Meeting of October 17th, 2024, Motion Carried at 6:28 p.m.

IV. **FINANCIAL REPORT**

Mike gave the report as follows at 6:29 p.m.

A. Operating/Checking \$23,000.00

B. Reserve/Money Market \$66,000.00

C. CD/Bank Iowa \$100,000.00

Motion to approve financials by Jennifer Wilson second by Wayne Fisher

V. **UNFINISHED BUSINESS**

Unfinished business was discussed by Wayne Fisher at 6:40 p.m.

- A. Monthly Dues - After an in-depth review of needed repairs, vendors and actual insurance costs. Mike Smith has proposed raising dues from \$220.00 to \$240.00 per month **EFFECTIVE JANUARY 01, 2025**. The board is committed to staying on top of our budget and have taken into consideration the following potential cost savings and actively seeking bids.

(1) Snow/Lawn/Irrigation – Review of bids from Nolte & Sons and EPM. Elected to contract with Nolte & Sons Lawn & Irrigation for our Snow, Lawn and Irrigation needs. Motion to approve vendor by Scott Jones second by Wayne Fisher.

(2) Board is actively reviewing current insurance coverage and bylaws to seek any cost savings on our current Westbend Insurance policy.

(3) Seeking bids for garbage removal

****Motion to raise dues to \$240.00 per month EFFECTIVE JANUARY 1st 2025 by Nancy Pilcher second by Scott Jones****

B. Roof & Shingles – Following up on progress of paperwork for claim on replacement of shingles. Mike Smith & Wayne Fisher reaching out to Bruce Armstrong to see what is required to set up appointment for someone to come and access roofs and plan repairs.

C. Metronet – Scott Jones is waiting on Metronet to get back in touch with us with on how many households need to sign up, etc. Scott Jones to follow up with Metronet.

VI. NEW BUSINESS

New business was discussed by Wayne Fisher at 7:27 p.m.

A. No new business to discuss.

VII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Monday, December 16th at 6:30 p.m. at 930 NW Irvinedale Dr.

The board meeting adjourned at 7:39 p.m.

These minutes were approved by the Board of Directors at end of business on 11/18/2024.