

**Boulder Brook Association
Board of Directors Meeting
November 16, 2020**

The meeting was called to order at 6:30 p.m. at the Cink residence.

All board members were present: Wayne Fisher, Steve Gwiasda, Andy Cink, Rhonda Smith, and Deb Fry.

Approval of October 2020 meeting minutes: Motion to approve by Andy Cink; second by Rhonda Smith. The October minutes were unanimously approved.

Homeowner Present/Concerns

Deb presented an email received from #1028 re: removal of fallen leaves. Since receiving the email the landscapers have been back to mow, including pickup of leaves. Therefore, no follow-up is needed.

Financial Report

As of 11/15/20, Checking = \$14,395.89; Money Market = \$82,171.00 reserve= \$95,259.00. Siding settlement money placed into a money market account. Approval of October Financial Statement: Motion to approve by Steve Gwiasda; second by Deb Fry. October financial statement unanimously approved.

Old Business

- **Bank Account Forms**: Wayne presented Account Agreement from West Bank; the form is also available for residents to review by contacting Wayne. Discussion regarding signature requirements on checks. As property manager, Steve Gulling is sole signature on expenses \$3,500 and under. Because Gulling the board has access to account information, all agreed this procedure is acceptable moving forward.
- **Storm Cleanup**: Cleanup is completed except for stump removal tree cleanup behind #922, which will take place yet this fall or in the spring, weather dependent.
- **Board Communication**: The board approved a communication survey to measure residents' wants/needs for improved communication. The survey will be emailed to residents soon and findings presented at the next board meeting. It will hopefully help with planning for improved communication moving forward.
- **Budget/HOA Adjustment for 2021**: The board is awaiting the proposed operating budget from Steve Gulling. He has requested insurance quotes and cost of siding repair following inspection. The budget is expected once those figures are received.

Wayne presented four options for increasing HOA dues and the projected revenue from each option. As a reminder, the association bylaws allow the board to raise HOA dues by up to 10 percent without a vote by residents. Once budget is received from Steve Gulling, the board will discuss the best option for HOA increase necessary to cover expenses.

- The annual assessment will be voted on by residents at the 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).

New Business

- Tree Planting: Discussion regarding tree replacements. The board will seek input from residents who lost trees in the derecho. Once number of trees and budget are determined, a plan and budget for planting will be presented to the association.

The berm plan will continue in the spring. Discussion regarding Mid-American removing trees; this would be a cost-saving measure, but the trees would most likely be removed all at once. Discussion was tabled to investigate further.

- Grounds Maintenance/Entrance Gardens: The two entrance gardens have historically been cared for by resident volunteers. However, the board discussed the desire to have the lawn team handle this regular maintenance as part of their duties. The board will speak with Steve Gulling. This approach may involve a 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 continues to seek reconciliation of a few outstanding items from Lewis Property Management. He provides the board with continual updates and hopefully all will be resolved soon.

With no further business, the meeting was adjourned at 7:45 p.m.

The next board meeting will be held at Deb Fry's residence (#930) on Monday, Dec. 14, at 6:30 p.m.