

**Boulder Brook Association
Board of Directors Meeting
October 12, 2020**

The meeting was called to order at 6:30 p.m. at Wayne Fisher residence.

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

First order of business was to elect officers, as follows:

- President – Wayne Fisher
- Vice President – Steve Gwiasda
- Secretary – Deb Fry
- Treasurer – Rhonda Smith

Approval of August 2020 and September 2020 meeting minutes: Motion to approve by Steve Gwiasda; second by Andy Cink. Both months' meeting minutes were unanimously approved.

Discussion took place regarding several documents received from Steve Gulling, of Gulling Property Management:

- **Invoice dated 9/22/2020, totaling \$6,508.40 for tree service.** The board received clarification on the following questions:
 1. This invoice reflects charges for the initial clean-up crew (hired by Lewis Consulting). Gulling will also be sending an invoice for his crew.
 2. All brush piles have been removed. Stump removal will need to be completed at a later date.
 3. Steve G. is checking on the schedule for the usual bush trimming, generally completed in the fall.

The board will move forward with payment of this invoice.

- **P&L statement.** Provided by Lewis Consulting and forwarded to board for informational purposes. Steve G. is currently extending bids on several items (insurance, etc.). Once received, he will update P&L and provide overall budget for approval by the board.
- **Contact information.** As suggested at the annual meeting, a list of current residents, including emails and phone numbers, was provided to Steve G. by Lewis Consulting and forwarded to board. The board made several updates (see attached). Residents are asked to review your information and send changes to Secretary Deb Fry who will keep the list updated for residents and Steve G.

Discussion took place regarding roof and siding inspection following derecho. Steve G. is sending a crew to inspect/walk the roof. As suggested at the annual meeting, the board agrees that the company who has the warranty should inspect the roof; this item will be coordinated with Steve G. Once inspection is complete, Steve G. will report back to the board on findings. Also, Andy Cink reported units 916 and 920 have reported siding damage, also from derecho. President Wayne Fisher will contact Steve G. re: these units.

Discussion took place regarding priorities/goals for the board for 2020:

- **Set budget.** Currently, the association has \$197,078.84 from assessment and siding refund a money market fund. \$7108.54 is the current checking account balance. Discussion regarding further concrete repair and other maintenance, as well as insurance and other fees, will take place with Steve G. to determine overall budget for the year. Also, the board will conduct their annual walk-around in the spring to determine needs for repair/updates following winter months.
- **Improve communication between board, management company and residents.** As suggested by several residents at the annual meeting, the board discussed several ways to increase communication. Since the contact list includes emails for all residents, Deb Fry suggested continuing to send information this way but include links for residents to click for more information, e.g., Gulling website. Also, we could consider developing a Boulder Brook Facebook page. This would be a secure closed group (members must be invited) and could include updates on association happenings like maintenance, upcoming meetings, and social activities, perhaps even updates on residents (birthdays, hospitalizations, deaths, etc.). Deb suggested surveying the residents on what communication methods they would like; she will develop a brief survey for board approval before sending to residents for input.

The next board meeting will be held at Andy Cink's residence (#922) on Monday, November 16, at 6:30 p.m.

With no further business, the meeting was adjourned at 7:23 p.m.

PLEASE NOTE: An American flag, blown down in the derecho, was turned in at the annual meeting. If it's yours, please stop by Smiths (#1010) to pick it up.