

Boulder Brook Townhomes Association
Annual Meeting
October 16, 2016

The annual meeting of the Boulder Brook Townhome Association was held on October 16, 2016 at the Kirkendall Public Library. The meeting was called to order at 2:30 PM by President Larry Scott. There were 23 units represented either in person or by proxy. Quorum was met as per the by-laws.

The minutes of the 2015 Annual Meeting were presented for review and approval. Motion by Donna Finney and second by Andy Cink to approve. Motion carried.

The December 2015 yearend financial was presented along with the 2016 year to date. Income for 2015 was excellent with all dues collected and account in arrears is getting paid off. Expenses were at or near budget with the following exception: the irrigation system was not opened thus saving about \$1800. Also the water usage was down saving about \$3800.00. Year to date income is good and special assessments are current. Expenses are at or near budget with the following exception: the irrigation expense is higher due to not opening the system in 2015. Motion by Eddie Cox to approve the 2015 financial statement; second by Bev Knight. Motion carried. Current total equity is \$131,367.58 with \$112,872.79 in reserve as of 9-30-2016.

OLD BUSINESS

Larry Scott reported on the recent concrete replacement. The Board reviewed all the sections of the street and determined the ones needing replacement. The three entry areas onto the north-south street were in the worse condition. There were also 3 sidewalks replaced. The original bid included drainage under one section to move water out from under the street. Once they tore out, the water was due to only a sand base rather than rock base. There was also no rebar in the street and the concrete thickness varied from 4 to 6 inches. The new replacement concrete is 8 inches and has re-bar for added strength and durability. The joints in the new concrete will be tarred. Other cracks will be looked at in the spring.

NEW BUSINESS

Berm Update: Joe Santi reported on the berm/trees. The trees on the berm are dying. Presently there are about 60 trees with 23 removed already. With the power line running over the berm, the height of the replacement trees are important (less than 20 feet) to avoid Mid-American trimming the tops off or side to prevent line damage. Currently, we have a spot on the south end that needs to be replaced. Joe presented the membership with two options for replacement: arborvitae or blue spruce. The bid for the arborvitae is \$4,295 (Miller Nursery) and \$5,138 for the blue spruce (Maier Tree Care). The membership discussed the removal and replacement expressing concern of the warranty, providing for privacy and noise.

The trimming of the trees (mostly in front) has begun. This work will continue this week.

Annual Assessment: Larry Scott began the discussion by reviewing the upcoming needs of the community—concrete, streets, sidewalks and driveways, roof, siding, unexpected items (foundation repair, sump pump line repair, drainage issues—all unexpected repairs in the last five years) and irrigation

updates. The membership voted on the assessment. The assessment of \$500.00 annually for the next five years passed with 22 homeowners voting yes and 1 no. The first assessment is due on June 30, 2017.

Election of Directors: There are three positions open. Larry asked the five candidates to stand and introduce themselves. The ballots were collected and the new directors are: Eddie Cox, LaVerne Schmitt and Stephanie Netolicky.

Lawn Care: Larry Scott acknowledged the concern some homeowners have expressed over the current service. Currently we pay \$291 per mow. A bid from Snider Lawn Care (they do our snow removal) is \$425.00 per mow. Switching would increase the cost of mowing and treatments by \$4499.00 annually or about \$11.00 per unit per month. Many residents want the mowers to use smaller mowers, go slower etc. Again, giving them this criteria would increase the cost. Chuck Knight did not think any commercial lawn service would be much better. The new board will solicit more bids for review before the 2017 season.

Joe Santi has a work order form that will be available on the web site to be used. This will allow tracking of the service requests.

The next board meeting will be November 21, 2016.

With no other business to discuss, the meeting was adjourned.

HOMEOWNER REMINDERS

The web site for Boulder Brook contains all the documents, financial information, minutes, forms and general information. You can access the site:

www.lewisconsultingdm.com. Scroll to Boulder Brook and submit. Click homeowner and log-in. User name is Brook and password is Irvin.