

**Boulder Brook HOA Board meeting
September 14, 2020 at 1010 Irvinedale Dr
Special meeting.**

President Mike Smith called the meeting to order at 6:28PM

All Board Members were present. (Russ Copley, Wayne Fisher, Steve Gwiasda, Paralee Lane) Steve Gulling was on the phone. Guests were Ray Peters.

Ray Peters addressed the board about concerns regarding storm damage cleanup and whether roofs have been walked for inspection since the derecho. Steve Gulling [it should be noted only took over two weeks ago. The storm was 5 weeks ago] had a tree crew in earlier Sep 14 to survey and will be starting within the week to clean up. After cleanup tree replacements will need to be determined. Steve indicated he can get someone to walk the roof but warned it may take time as everyone involved in roofing is slammed. [This should have been addressed by previous property management firm]. Ray also voiced concern over the poor quality of our mowing service which everyone agreed and reinforced our intent to evaluate all current vendors over the next 60 days.

Wayne Fisher reported the HOA money has been moved to West Bank.

Steve Gulling expressed concern that Lewis Consulting has been very uncooperative to get information, he still doesn't have August Financials and very little contact information or any contracts for the Vendors. He is also lacking our insurance agent info, which hampers him on roof inspection. President Mike Smith authorized Steve Gulling to have our Attorney send Diane Lewis a Certified Letter to have everything to Gulling Property Management by the soonest date determined to be reasonable by our Attorney.

The annual meeting will be held Sunday October 4 at 2PM in the north parking, across from 1010. Steve Gulling will send an invite out this week to ensure the required two week minimum notice is met.

With nothing further to discuss at 7:17PM President Mike Smith adjourned the meeting.