

**Boulder Brook Townhome Association  
Annual Meeting  
September 15, 2019**

The annual meeting of the Boulder Brook Townhome Association was held on September 15, 2019 at the Kirklandall Public Library. The meeting was called to order at 2:30pm by President Larry Scott. There were 22 members present in person or by proxy and thus quorum was met. Following introduction, the meeting continued.

**The minutes of the Annual 2018** were presented for review and approval. Motion by Lois Santi and second by Andy Cink to approve. Motion carried.

**Financial Review of year end 2018; year to date 2019:** Diane reviewed our equity position and expenditures since 2015. In general we are holding our position stable, but not increasing the reserve for future needs. Year end 2018 all income (dues and assessments were collected). Expenses exceeded the budget in several areas. Year to date 2019, again all dues and assessments paid. Expenses this year have exceeded the budget in snow and irrigation. Motion to approve by Eddie Cox and second by Wayne Fisher. Motion carried. See attachment.

**Review of the 2020 Budget.** The budget for 2020 will be reviewed by the Board at the end of year to determine if an increase is needed. Any increase in dues will be effective 1-1-2020.

**Old Business**

**Concrete Update:** The concrete work for 2019 (stoops and sidewalks) is scheduled for the last week of September. We had already completed some street replacements of 2019 in 2018.

**Berm Update:** Larry Scott presented the plan for the berm. The Scotch Pines have a fungus and are dying. This has been an issue for several years. Prior berm committees have submitted plans on removal and replacements. Working with nurserymen and removal companies, the current plan includes removal of the tree and stump to allow re planting in the same or very close to the same spot. The replacement will be varied in the "open" areas to allow for dogwood and lilac bushes between Black Hill Spruce trees. The berm running along the homes will be Black Hill Spruce to provide more screening from the street and act as a sound barrier. We switched from Baby Blue Spruce to the Black Hill Spruce as the Black Hill Spruce is less expensive and might be more suitable climate wise. By using the shrubs (dogwood and lilac) there is visual and color interest. This plan will be completed over the next 10 years. Water volunteers will be needed each spring/summer for the trees and shrubs Larry has a system in place that should make the watering easier.

**Landscape Update:** Bushes will be trimmed this fall along with aerating and seeding the lawns. Ray Peters asked about the mowing schedule (as it seems to vary). Larry Scott said much of the variability is due to the rain and also the limited manpower available (most lawn services have a labor shortage).

### **New Business**

**Election of Directors:** There are two positions open. The terms of Larry Scott and Doug Wunder are expiring. Larry Scott opened the floor for nominations. Wayne Fisher and Steve Gwiasda placed their names for nomination. Motion by Ron Beltz and second by Eddie Cox to approve the slate of nominees as presented. Motion carried.

**Siding Replacement:** The warranty process of siding replacement has just begun. The manufacturer has been on site to look at the siding and has determined there is a defect. We have measured all the buildings, sent in picture of all buildings all sides and will be submitting a package of information to them. The current siding is a multi-color panel and the colors are peeling off. The warranty is 100% of the **original cost** of material. Once we get the complete information from the manufacturer the membership will need to determine the course of action needed (as the warranty will not cover the complete replacement of the siding).

**Update entry sign area:** Members are concerned over the entry sign areas. They are not maintained on a regular basis (the volunteer committee to maintain and weed had no volunteers) and thus the area is overgrown and full of weeds. Estimate to upgrade the areas would be \$2500-3000.00. Ed Cox suggested the areas be upgraded and the reserve used to finance. The Board will address this issue and determine a course of action for both upgrading and maintaining these areas.

Ron Beltz thanked Larry Scott for his many years of service on the board and all the members serving.

With no further discussion, meeting adjourned.

Boulder Brook 9-2019

#### Equity Positions

2015	\$112,520
2016	\$113,708
2017	\$116,587
2018	\$108,389
2019	\$113,088 TO DATE

#### Major Repairs over the same period-\$100,686

Concrete replacement	\$77,380
Berm work	\$ 12,427
Lawn work	\$ 5,079
Tree work	\$ 5,800

We are maintaining our equity position while working on the capital improvements needed. Good thing, but we are not increasing our equity. Long range plan, we might need to increase our annual assessment to keep up with replacement and build the reserve.

#### 2018 Review

Income: All collected

Assessment: Collected \$18,670-due to the collection of back assessments

Expenses: Were over budget in several areas: Tree trimming (\$1000.00); major repairs (\$3000.00), Maint (4,000.00) and lawn care (\$2750.00). In the maintenance line we had several large repairs (drainage and some landscaping work-grading etc on several areas)

#### 2019 Review

Income: All collected

Assessment: Again, we have collected more in getting the back assessments paid

Expenses: Two areas are over budget: snow removal (\$3000) and irrigation (\$2000). We are under budget in general due to the tree trimming—we have \$4400 that has not been spent.

#### Dues Review

Dues have increased as following:

In 2014 they were increased from \$140.00 to \$150.00

In 2014 –August-they were increased from \$150.00 to \$160.00 for the addition of trash removal to the budget

In 2018 they were from \$160.00 to \$170.00

As we age, the maintenance/landscaping will continue to increase. Our maintenance budget is \$7200— or \$17.00 per unit per month \$204 for the year.

It might be time to think about an increase this year (2020) of \$10-15.00.