

Boulder Brook Townhomes Association
Annual Meeting
September 28, 2014

The annual meeting of the Boulder Brook Townhome Association was held on September 28, 2014 at the Kirkendall Public Library. The meeting was called to order at 2:30 PM by President Darrel Devick. There were 29 units represented either in person or by proxy. Quorum was met as per the by-laws.

The December 2013 yearend financial was presented along with the 2014 year to date. Income for 2013 was good. We recovered some back dues. Expenses were higher than expected due to the sump pump line replacement (and we had some irrigation line repair and replacement sod due to the line replacement) and snow removal was over budget. We did save in irrigation watering. Year to date income is good and special assessments are current. Expenses are higher than expected in landscaping due to the work done on the trees in back (work was done in 2013 but we paid for 1/2 in 2014); will need to trim trees in front and trim bushes yet in 2014. Major repairs were needed on a foundation (cracks allowed for water infiltration). We are under budget in maintenance even with repairs to sump pump lines that need re-working as they were causing erosion- and the street light repairs. Water is under budget due to all the rain this season. Current total equity is \$76,770.67 with \$63,810.26 in reserve as of 8-31-14

President Devick reported on several issues. The board is currently working with the one unit in arrears. Going forward, the unit will be paying the monthly dues and work continues on getting the issue of the back dues resolved. Chuck Knight was instrumental in getting this issue resolved. It was also reported that Lewis Consulting will continue as the managing agent for the property.

OLD BUSINESS

Linda Hurt reported on the creek work. They should be out to cut down the weeds yet this fall. There is concerns about the placement of bushes and other items not completed as per the original plans. Chuck Knight suggested that homeowners attend a city council meeting and express our concerns to the council.

Diane reported the concrete replacement approved by the board earlier this year is scheduled to begin this week. There are eight units scheduled for concrete repairs to the sidewalk/steps.

NEW BUSINESS

The membership discussed materials to be used in replacement of decking material. Jim Roths has researched material for replacing boards with the composite material. In addition, he is considering changing the railings from wood to composite or aluminum. The composite material runs \$56-58.00 per linear foot and the aluminum about \$34-38 per linear foot. The benefit of the composite material is that it does not need staining/sealing, just washed with soap and water. The aluminum railing has a powder coating finish that should last 10-15 years before needing painting. Motion by Eddie Cox and second by Bruce Armstrong to allow the use of the composite material and allow for the installation of aluminum railings as presented by Jim. Motion carried. The board will ask the Architectural and Maintenance committee to expand on the change and determine acceptable colors for the handrail.

The next issue to be discussed is allowing for additional approved colors for the front door. Currently, there is only one color for the front door. Recently a homeowner did paint their door a different color.

This homeowner is aware of the violation and will comply with the decision of the membership. Motion by Ken Backes and second by Eddie Cox to allow for additional color(s) to be determined by the Architectural committee and approved by the Board of Directors. Motion carried.

The last issue to discuss was the cleaning of the dryer vents. Dryer vent cleaning is important as the buildup of lint can cause a fire. Dryer vent cleaning is the responsibility of the homeowner, but due to the fire hazard, the Board feels it should be mandatory. And in doing so, the board would make the arrangements (at the homeowner's expense) every two years. Motion by Ray Peters to approve the board making the arrangements and allowing those homeowners who can provide proof of cleaning (with a professional service) to opt out of the mandatory service. Second by Chuck Knight. Motion carried.

ELECTION OF DIRECTORS

There are four positions open. There are 3 two year terms and 1 one year term. The one year term will become a two year term at the next annual meeting. Darrel opened the floor to nominations. Upon hearing no nominations, Larry Scott, Bruce Armstrong, Mike Smith and Russ Copley volunteered to run. With no other nominations, the slate of nominees are: Russ Copley, Mike Smith, Larry Scott and Bruce Armstrong. Slate of nominees accepted by accumulation.

Ken Spahr thanked the current board for their efforts on behalf of the community.

Members also had concerns on: finishing areas of erosion behind the building (it has been approved-waiting for the contractor); parking on the street (especially a problem as we approach winter) and the street lights along Irvindale Drive -they belong to the city but we can (and should) report the outage to the city.

The next board meeting will be October 20, 2014. Location to be determined.

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

NOTE OF THANKS

The 8th annual block party is in the history books. We had a wonderful time with 21 families attending and of course, great food.

A special thanks to our hosts Russ and Carolyn Copley; our cooks Russ and Eddie Cox and our bartenders Russ and Jim Roths. Thanks to Ray Peters for supplying the tables and to the set up crew of Carolyn and Russ Copley, LaVerne Schmitt, Jim Hurt and Eddie Cox and Gift helper LaVerne Schmitt.

Door prizes came from NoodleZoo, Palmers, Olive Garden, Cullers, Chilli's, Casey's, Pizza Ranch and Guadalajara Mexican.

The temperature was a little "warm" but we had a great breeze.

Linda Hurt