

**Boulder Brook Townhome Association
Annual Meeting
September 30, 2018**

The annual meeting of the Boulder Brook Townhome Association was held on September 30, 2018 at the Kirkland Public Library. The meeting was called to order at 2:30pm by President Eddie Cox. There were 27 members present in person or by proxy and thus quorum was met. Following introduction, the meeting continued.

The minutes of the Annual 2017 were presented for review and approval. Motion by Chuck Knight and second by Ray Peters to approve. Motion carried.

The 2017 year end financials. Motion to approve and second by Russ Copley. Motion carried.
The year to date 2018 financial. Diane reviewed the financial with the membership—income is excellent—all dues paid and only 1 assessment outstanding. Expenses are running close to budget with the following exceptions: irrigation will be over due to the extensive repairs due to damage from the city digging near a value box, landscaping is running higher with tree removals, trimming etc done this year. We also treated the ash trees this spring.

Review of the 2019 Budget. The budget for 2019 as approved by the Board was presented to the membership. There is no increase for the year 2019.

Old Business

Concrete Update: The streets were reviewed early in the summer and those needing replacement were noted along with the widening (3 feet) of the turnaround at the south end to accommodate the garbage truck. Total cost (from reserve) is \$20,000 of which \$15,000 is for street replacement and \$5,000 for the turnaround. Sidewalks and or stoops have also been reviewed and those noted will be done this year and booked as 2019.

Update on 2018: The system opened late this season due to cold wet spring and then extensive repairs on the wiring due to the city working on homeowner water shut off in the area of the box. We are trimming trees this fall; our usual bush trimming and removing some dead trees. The ash trees were treated this year.

Erosion of the creek: Due to the June 30th storm, the creek on the north side of the property eroded. Once notified the City of Ankeny responded with a temporary repair. A permanent repair will be 1-2 years out as they will incorporate this into other projects along NW Irvinedale. In the meantime, we are watching the area very carefully for any signs of erosion.

Social: The Block Party was held on September 9th. The event was well attended. Stephanie Netolicky thanked those homeowners involved from setting up, getting the tables, working the grills and getting things cleaned up. THANKS

New Business

Election of Directors: There are three positions open. Eddie Cox opened the floor for nominations. Mike Smith, Paralee Lane and Russ Copley placed their names for nomination. Motion by Chuck Knight and second by Donna Finney to approve the slate of nominees as presented. Motion carried.

Berm: There are several trees needing to be removed on the berm and some dead replacement trees. This will be done and plant the replacement trees. However, due to the possible widening of Irvinedale, we want to approach this slowing as not to plant new trees only to have the city taken them down due to widening of the road.

Fall leaf pick up: It was proposed to the Board that fall leaf pick up should be part of the lawn maintenance program. Leaf removal has not been a service provided by the Association. The cost for a one time pick up is estimated to be about \$1500.00. Motion by Les Lane to approve the leaf pick up; second by Chuck Knight. Discussion followed the motion with a hand vote. Most members preferred not to include this cost, however, the Board will look into mulching the leaves (by mower) and work with the lawn service.

Members expressed concern over the following: landscaped areas homeowners are responsible for need more attention; entry landscaping needs more attention; problems with the siding; trimming not completed (some bushes were not trimmed down-just around) and sump pumps running. The Board will review these issues and take appropriate action.

Chuck Knight thanked the retiring board members for their service.

With no further discussion, motion by Larry Scott and second by Joe Santi to adjourn. Motion carried.