

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING

Monday, April 20th , 2026

Minutes from the Board of Directors Meeting of the Boulder Brook Homeowner's Association, Ankeny, IA, held at 930 NW Irvinedale Dr in Ankeny, IA at 6:30 p.m. on Monday, April 20<sup>th</sup>, 2026.

I. **CALL TO ORDER**

President Scott Jones called the meeting to order at 6:41 p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:42 p.m.

President: Scott Jones Treasurer: Mike Smith Grounds: Nancy Pilcher & Patricia Verrone Secretary: Jennifer Wilson

III. **APPROVAL OF THE MINUTES OF THE PREVIOUS REGULAR MEETING**

Motion by Patricia Verrone second by Scott Jones, to approve the minutes of March's Meeting of March 16th, 2026, Motion Carried at 6:42 p.m.

IV. **FINANCIAL REPORT**

Mike Smith gave the report as follows at 6:38 p.m.

A. Operating/Checking \$14,272.51

B. Reserve/Money Market \$73,390.61

C. CD/Bank Iowa \$100,000.00

Motion to approve financials by Jennifer Wilson second by Patricia Verrone

V. **UNFINISHED BUSINESS**

Unfinished business was discussed by Scott Jones at 6:39 p.m.

A. **Dryer vent cleaning was completed. We have some residents that have still not paid the \$36.00 fee accessed to each homeowner. If you did not pay by electronic withdrawal, please pay \$36.00 by check by the 30<sup>th</sup> of April. It is payable to Boulder Brook Townhomes.**

**Mail To:**

**Gulling Property Management**

**P.O. Box 57273**

**Des Moines, IA 50317-0005**

B. Capital Improvements - Roof & siding replacement discussion will take place during annual meeting in September. The board is currently doing research into the life of current shingles and siding. As well as replacement pricing and a funding structure.

C. Preparing for spring walk through scheduled for May 18th. Inspections to determine 2026 concrete repairs, tree care, lawn care, medallion painting, garage door painting (homeowner expense), etc.

**VI. NEW BUSINESS**

New business was discussed by Scott Jones at 7:19 p.m.

A. Tree replacement approved for fall.

**VII. NEXT MEETING DATE**

The next monthly Board meeting is scheduled for May 18<sup>th</sup> at 6:30 p.m. at 920 NW Irvinedale Dr.

The board meeting adjourned at 7:24 p.m.