

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, April 3rd 2024

Minutes of the Board of Directors Meeting of the Boulder Brook Homeowner's Association, Ankeny, IA, held at 906 NW Irvinedale Dr in Ankeny, IA at 6:30 p.m. on Wednesday, April 3rd 2024.

I. **CALL TO ORDER**

Board member Bruce Armstrong called the meeting to order at 6:30 p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:30 p.m.

Present: Bruce Armstrong, Wayne Fisher, Ray Peters, Steve Cox, Jennifer Wilson

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

Motion by Wayne Fisher second by Ray Peters , to approve the minutes of the Regular Meeting of March 12th 2024, Motion Carried at 6:31 p.m.

IV. **FINANCIAL REPORT**

Bruce gave the report as follows at 6:32 p.m.:

- A. Operating/Checking \$14,367.00
- B. Reserve/Money Market \$62,956.00
- C. CD/Bank Iowa \$100,000.00

V. **UNFINISHED BUSINESS**

Unfinished business was discussed by Bruce at 6:35 p.m.

- A. Resolution to water bill. After discussion with City of Ankeny, the city proved that this bill was back billing from end of September through October 9th 2023 (Our shut off date). The city did not get a reading on October 9th at the time they shut our water off which delayed our billing of \$812.32.
- B. Jennifer will send email to all residents with Boulder Brook Resident contacts as soon as list is complete with required information.
- C. Bruce taking lead on repairs to yield sign at south entrance. Waiting on quotes for repair.
- D. Dumpster has been acquired for spring cleanup. Thursday, May 2nd through Monday, May 6th. Email communication will go out later this month with more details such as guidelines on what can be placed in the dumpster.
- E. Walk through still pending (weather permitting) to schedule for sunny spring day.

VI. NEW BUSINESS

New business was discussed by Bruce at 6:52 p.m.

- A. Received letter from Nancy Pilcher @ 930 NW Irvinedale. Inquiry on gutter leaking into A/C unit of home. We have reached out to Steve Gulling to contact her on resolution.
- B. Received quote for anyone interested in having their garage door painted: See amounts below and if interested please email Wayne Fisher @ moose1950@live.com .
 - a. Minimum of 10 residents required for pricing below.
 - i. Double Door \$250.00
 - ii. Single Door \$150.00
- C. Asking our property management company to pursue Insurance quotes from a new provider. Our current provider informed us that our current Wind/Hail coverage, which was once a set number per residence, will now be an overall 5% deductible on the value of all buildings. It has been recommended that the homeowner carry up to \$20,000 worth of assessment insurance.

VII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Monday, May 6th at 6:30 p.m. at 1002 NW Irvinedale Dr.

The board meeting adjourned at 7: p.m.

These minutes were approved by the Board of Directors.