

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING

Monday, August 18th , 2025

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, August 18th , 2025.

I. **CALL TO ORDER**

President Wayne Fisher called the meeting to order at 6:31 p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:35 p.m.

Present: President: Wayne Fisher Treasurer: Mike Smith Grounds: Nancy Pilcher & Scott Jones Secretary: Jennifer Wilson

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

Motion by Nancy Pilcher second by Mike Smith, to approve the minutes of July's Meeting of July 21st, 2025, Motion Carried at 6:41 p.m.

IV. **FINANCIAL REPORT**

Mike Smith gave the report as follows at 6:42 p.m.

A. Operating/Checking \$36,726.31

B. Reserve/Money Market \$71,878.54

C. CD/Bank Iowa \$100,000.00

Motion to approve financials by Jennifer Wilson second by Wayne Fisher

V. **UNFINISHED BUSINESS**

Unfinished business was discussed by Wayne Fisher at 6:52 p.m.

- A. Our **ANNUAL MEETING** will be held at the **Ankeny Golf & Country Club on Monday, September 22nd**. If you are unable to attend, proxies were mailed 8/19, please return your filled out proxy to a board member no later than Sunday September 21st. **We're looking for one board member to serve from 2025–2027. Your voice matters—after all, who could be more invested in our community than you, a property owner! Join our HOA board and help keep our neighborhood thriving, friendly, and a place we're all proud to call home.**

- B. Join us on Sunday, September 14th for a Neighborhood BBQ 4pm to 6pm for all residents of Boulder Brook Townhomes. Bring a chair, your favorite side or dessert and beverage to the North Side Parking Lot area. Water will be provided. Asking residents in that area to help keep this area free of cars by noon on the 14th. Official invitation to follow with more details from the Social Committee.
- C. Berm trees will be planted on the 21st Of August. A rotation watering schedule will be in place by members of the board. Thanks to the Armstrongs for the use of their water.

VI. NEW BUSINESS

New business was discussed by Wayne Fisher at 7:15 p.m.

- A. The board will be taking inventory of existing shrubs that were planted in original construction, those shrubs will be scheduled for trimming by the board this fall.
- B. The board will schedule gutter cleaning for fall.
- C. The board will schedule vent cleaning for fall.
- D. The board has decided that leaf mulching will be scheduled for fall.
- E. It was recently brought to the attention of the board that we may need to clean the sewer line in our area. If any resident has information regarding this, please reach out to a member of the board or share your information at the annual meeting.

VII. NEXT MEETING DATE

The next monthly Board meeting is the Annal Board Meeting scheduled for Monday, September 22nd at 6:30 p.m. at the Ankeny Golf & Country Club.

The board meeting adjourned at 7:32 p.m.