

BOULDER BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

August 17th, 2026

The Board of Directors of the Boulder Brook Homeowners Association met on Monday, August 17, 2026, at 6:40 p.m. at 930 NW Irvinedale Drive, Ankeny, Iowa.

Homeowner's attended to discuss personal home upgrades

I. CALL TO ORDER

President Scott Jones called the meeting to order at 7:10 p.m.

II. ROLL CALL OF OFFICERS

Roll call was conducted at 7:12 p.m.

Present:

- Scott Jones, President
- Mike Smith, Treasurer
- Nancy Pilcher, Grounds
- Jennifer Wilson, Secretary

Absent:

- Patricia Verrone, Grounds

III. APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made by Nancy Pilcher and seconded by Scot Jones to approve the minutes of the July 20th, 2026, Board Meeting. Motion carried at 7:16 p.m.

IV. FINANCIAL REPORT

Mike Smith presented the financial report at 7:17 p.m.

Account Balances:

- Operating/Checking: \$27,050.89
- Reserve/Money Market: \$77,001.91
- Certificate of Deposit (Bank Iowa): \$100,000.00

A motion to approve the financial report was made by Scott Jones and seconded by Nancy Pilcher. Motion carried.

V. UNFINISHED BUSINESS

Scott Jones led the discussion of unfinished business beginning at 7:24 p.m.

A. Capital Improvements

The Board continues discussions regarding the future roof replacement projects. All homeowners were sent a letter advising that a roof replacement discussion will take place during the annual meeting in September.

The Board is currently researching:

- Replacement costs – Seeking bids
- Any warranty available

B. 2027 Draft Budget Completed

- Will be provided to all and reviewed at our annual meeting.

C. Streetlights are currently up and working properly.

D. Water has been turned on to irrigation. Irrigation up and running.

E. Trees on berm have been planted for 2026. Thank you to Scott and Mike for keeping them watered. Tree planting took place at 926 NW Irvinedale to replace tree.

F. Concrete repair is scheduled for Tuesday, September 15th & Wednesday, 16th

G. Looking into water line coverage, since City of Ankeny shifted responsibility

H. Annual Meeting will be Monday, September 28th at 6:30, Ankeny Golf & Country Club

VI. NEW BUSINESS

Scott Jones opened discussion of new business at 7:48 p.m.

A. .No new business

VII. NEXT MEETING

The next Board meeting is scheduled for September 28th, 2026, at 6:30 p.m. at Ankeny Golf & Country Club.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 p.m.