

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING

Monday, March 16th, 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, March 16<sup>th</sup>, 2026.

I. **CALL TO ORDER**

President Scott Jones called the meeting to order at 6:33p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:34 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 December's Meeting of February 23rd, 2026, Motion Carried at 6:36 p.m.

IV. **FINANCIAL REPORT**

Mike Smith gave the report as follows at 6:37 p.m.

A. Operating/Checking \$13,882.33

B. Reserve/Money Market \$72,486.69

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, it is payable to Boulder Brook Townhomes ASAP.**
- B. Roof replacement discussion. Will hold a special meeting on **AT FUTURE DATE**. The board needs to do more research on the replacement of the roofs. Please disregard mailed invitation to meeting received in the mail. **NO MEETING** will be held on April 13<sup>th</sup> at Ankeny Golf & Country Club
- C. Approval for homeowner repairs at 1004 (siding) and 1010 (chimney)
- D. Coordinated with lawn service provider for spring aeration, fertilizing, and seeding.
  - a. Lawns will be aerated and seeded on 3.20 – Please water regularly to assure a healthy germination.
- E. Preparing for spring walk through. Inspections to determine 2026 concrete repairs, tree care, lawn care, medallion painting, garage door painting (homeowner expense), etc.
- F. REMINDER: Dues increased from \$240.00 to \$264.00 on Jan 1<sup>st</sup>. If you are paying by check please make certain checks are made out for \$264.00.

**VI. NEW BUSINESS**

New business was discussed by Scott Jones at 7:34 p.m.

A. Light pole repair needed at south end. Work approved.

**VII. NEXT MEETING DATE**

The next monthly Board meeting is the Annual Board Meeting scheduled for April 20<sup>th</sup> at 6:30 p.m. at 920 NW Irvinedale Dr.

The board meeting adjourned at 7:37 p.m.