

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday December 15, 2025

Minutes from the Board of Directors Meeting of the Boulder Brook Homeowners Association, Ankeny, IA, held at 930 NW Irvinedale Dr.

I. CALL TO ORDER

President Scott Jones called the meeting to order at 6:33 pm

II. ROLL CALL OF OFFICERS

Roll call of officers at 6:35 pm

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

III. APPROVAL OF THE MINUTES OF THE PREVIOUS REGULAR MEETING

Motion by Scott, second by Trish to approve the minutes of the November 17, 2025 meeting. Motion carried at 6:36.

IV. FINANCIAL REPORT

Mike Smith gave the report as follow at 6:40

- A. Operating/Checking balance \$14,928.44
- B. Reserve/Money Market balance \$69,789.72
- C. CD/Bank Iowa \$100,000

It is noted that the savings account balance decreased from November. Mike reminded the Board this was due to a transfer to the Operating account due to spending slightly more than the Assessment amount for concrete repairs plus an unexpected repair to a Homeowners' foundation.

Motion to approve the financials by Scott, second by Nancy. Motion carried.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

None

VII. TOPICS OF DISCUSSION

- A. Mike Smith received a call from Joe Santi that one of our Homeowners-Gary Hayward, was found deceased in his home this morning. As more information is received, we will communicate it to the Association. If a service is held, the Board will send flowers or a plant on behalf of the Association.
- B. Discussion was held regarding our new snow removal vendor, CIPM (Connor Crees). To date we have received several positive comments regarding his service.

VIII. NEXT MEETING DATE

The next monthly Board Meeting will be Monday January 19, 2026 at 6:30pm at 930 NW Irvinedale.

With no further business to conduct, a Motion to adjourn was made by Mike at 6:58. Second by Nancy. Motion passed and Meeting adjourned.

Minutes submitted by Mike Smith-Treasurer