

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING

Monday, February 23<sup>rd</sup>, 2026

Minutes from the Board of Directors Meeting of the Boulder Brook Homeowner's Association, Ankeny, IA, held at 928 NW Irvinedale Dr in Ankeny, IA at 6:30 p.m. on Monday, February 23<sup>rd</sup>, 2026.

I. **CALL TO ORDER**

President Scott Jones called the meeting to order at 6:30p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:37 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 Scott Jones second by Nancy Pilcher, to approve the minutes of December's Meeting of January 20<sup>th</sup>, 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 \$11,844.68

B. Reserve/Money Market \$71,591.57

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 **Monday, April 13<sup>th</sup> at the Ankeny Golf & Country Club at 6:30pm**. Email and mailed invitation to meeting will be distributed no later than 3/9.
- C. Approval for homeowner exterior chimney/roof repair.

VI. **NEW BUSINESS**

New business was discussed by Scott Jones at 7:08 p.m.

- A. Homeowner submitted repair bill for damage. No maintenance form was submitted, and repair costs were not pre-approved. Board researching, referencing covenants and actual material costs.
- B. Schedule lawn service for spring aeration and other potential lawn care that is needed as we approach warmer weather.

- C. Preparing for spring walk through. Inspections to determine 2026 concrete repairs, tree care, lawn care, medallion painting, garage door painting (homeowner expense), etc.

VII. **NEXT MEETING DATE**

The next monthly Board meeting is the Annal Board Meeting scheduled for Monday, March 16<sup>th</sup> at 6:30 p.m. at 920 NW Irvinedale Dr.

The board meeting adjourned at 7:25 p.m.