

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Tuesday, February 13th 2024

Minutes of the Board of Directors Meeting of the Boulder Brook Homeowner's Association, Ankeny, IA, held at 918 NW Irvinedale Dr in Ankeny, IA at 6:30 p.m. on Tuesday, February 13th 2024.

I. **CALL TO ORDER**

Board member Bruce Armstrong called the meeting to order at 6:31 p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:32 p.m.

Present: Bruce Armstrong, Wayne Fisher, Ray Peters, Jennifer Wilson

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

Motion by Wayne, second by Ray Peters, to approve the minutes of the Regular Meeting of January 2024, Motion Carried at 6:33 p.m.

IV. **FINANCIAL REPORT**

Bruce gave the report as follows at 6:35 p.m.:

A. Operating/Checking \$10,949.00

B. Reserve/Money Market \$62,087.00

C. CD/Bank Iowa \$100,000.00

V. **UNFINISHED BUSINESS**

Unfinished business was discussed by Bruce at 6:36 p.m.

A. Lawn care, snow removal, gutter cleaning and other additional services. (anything other than day to day) Future services /expenses from Gulling must be in written form with estimate and approved by board prior to proceeding with work. Remaining '24 inclement weather, if snow removal is required Steve Gulling will call for approval first.

B. Updated resident contact list. Steve Gulling provided updated list, available to home owner's upon request.

C. Still in progress, board pursuing paint codes for trim and garage doors and working with painter for costs for anyone interested in having their garage door painted.

D. Steve Cox unavailable tonight, 2/13. To resume next month, March 2024.
Review/Create budget for '24.

a. Concrete/Tree Care/Lawn Care/Snow Removal/Irrigation

VI. **NEW BUSINESS**

New business was discussed by Bruce at 7:07 p.m.

A. Board will be reviewing all current vendors, management company and all service providers.

B. Brief discussion on using off street parking. Rules and regulations of Boulder Brook indicate no parking of cars on the street for long periods of time or overnight. Residents and their guests are to use the available off street parking.

- C. Bruce to pursue going to Gulling/snow removal company to work on repairs when snow season is over.
- D. REMINDER: Please send dryer vent cleaning payment if you have not done so already.

VII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Monday, March 12th at 6:30 p.m. at 904 NW Irvinedale Dr.

The board meeting adjourned at 7:33 p.m.

These minutes were approved by the Board of Directors.