

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING

Monday, January 20th, 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, January 20th, 2026.

I. **CALL TO ORDER**

President Scott Jones called the meeting to order at 6:31p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:35 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 Nancy Pilcher second by Mike Smith, to approve the minutes of December's Meeting of December 16th, 2025, Motion Carried at 6:36 p.m.

IV. **FINANCIAL REPORT**

Mike Smith gave the report as follows at 6:38 p.m.

A. Operating/Checking \$14,928.44

B. Reserve/Money Market \$70,693.05

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 6:41 p.m.

A. **Dryer vent cleaning was completed. A \$36.00 fee was accessed to each homeowner. If you do not pay by electronic withdrawal, please pay \$36.00 by check, it is payable to Boulder Brook Townhomes and due ASAP.**

B. Roof replacement discussion. Will hold special meeting in the spring. in the interim Scott Jones will investigate warranty details with Bruce Armstrong.

VI. **NEW BUSINESS**

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

A. Homeowner discovered leak. Cause chimney repair on roof is needed, approved request for bids to repair.

B. Homeowner had issues with leaking skylight, per the covenants, skylights are homeowner responsibility.

VII. **NEXT MEETING DATE**

The next monthly Board meeting is the Annual Board Meeting scheduled for Monday, February 23rdth at 6:30 p.m. at 928 NW Irvinedale Dr.

The board meeting adjourned at 7:32 p.m.