

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING

Monday, July 21st, 2025

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, July 21st, 2025.

I. **CALL TO ORDER**

President Wayne Fisher called the meeting to order at 6:35 p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:35 p.m.

Present: President: Wayne Fisher Treasurer: Mike Smith Grounds: Nancy Pilcher & Scott Jones Secretary: Jennifer Wilson

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

Motion by Scott Jones second by Mike Smith, to approve the minutes of June's Meeting of June 16th, 2025, Motion Carried at 6:38 p.m.

IV. **FINANCIAL REPORT**

Mike Smith gave the report as follows at 6:43 p.m.

A. Operating/Checking \$39,716.87

B. Reserve/Money Market \$70,928.28

C. CD/Bank Iowa \$100,000.00

Motion to approve financials by Wayne Fisher second by Scott Jones

V. **UNFINISHED BUSINESS**

Unfinished business was discussed by Wayne Fisher at 6:47 p.m.

A. Concrete work has been scheduled and will begin in early August. Repairs are based on the priority of concrete most damaged.

B. Berm tree work will begin in August, and the watering schedule will be created for replaced trees.

C. Painting garage doors is encouraged to freshen up the faded existing paint.
Benjamin Moore Paint Color: **W448-2X**

D. Our **ANNUAL MEETING** will be held at the **Ankeny Golf & Country Club on Monday, September 22nd**. If you are unable to attend, we will be sending out proxy's, please return your filled out proxy to a board member should you not be able to attend.

"We're looking for one board member to serve from 2025–2027. Your voice matters—after all, who could be more invested in our community than you, a property owner! Join our HOA board and help keep our neighborhood thriving, friendly, and a place we're all proud to call home."

VI. NEW BUSINESS

New business was discussed by Wayne Fisher at 7:15 p.m.

- A. Discussion of medallion painting and siding painting. Looking in the budget and a window as to when this may be done.
- B. REMINDER: All homeowners are responsible for keeping up with weeding and maintenance of landscaping within the 4ft perimeter of your home. *If your property has an existing shrub that was planted in original construction, those shrubs will be trimmed by the board.
- C. Join us on Sunday, September 14th for a Neighborhood BBQ 5pm to 7pm for all residents of Boulder Brook Townhomes. Bring a chair and your favorite side dish to the South Side Parking area. Official invitation to follow with more details.

VII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Monday, August 18th at 6:30 p.m. at Nancy Pilcher 930 NW Irvinedale Dr.

The board meeting adjourned at 7:42 p.m.