

BOULDER BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

May 18, 2026

The Board of Directors of the Boulder Brook Homeowners Association met on Monday, May 18, 2026, at 6:30 p.m. at 930 NW Irvinedale Drive, Ankeny, Iowa.

I. CALL TO ORDER

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

II. ROLL CALL OF OFFICERS

Roll call was conducted at 6:32 p.m.

Present:

- Scott Jones, President
- Mike Smith, Treasurer
- Nancy Pilcher, Grounds
- Jennifer Wilson, Secretary

Absent:

- Patricia Verrone, Grounds

III. APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made by Mike Smith and seconded by Scott Jones to approve the minutes of the April 20, 2026, Board Meeting. Motion carried at 6:33 p.m.

IV. FINANCIAL REPORT

Mike Smith presented the financial report at 6:34 p.m.

Account Balances:

- Operating/Checking: \$12,951.47
- Reserve/Money Market: \$74,281.25
- Certificate of Deposit (Bank Iowa): \$100,000.00

A motion to approve the financial report was made by Jennifer Wilson and seconded by Nancy Pilcher. Motion carried.

V. UNFINISHED BUSINESS

Scott Jones led the discussion of unfinished business beginning at 6:39 p.m.

A. Annual Assessments

Annual assessments of \$500.00 are due June 1, 2026. Homeowners who do not pay electronically are asked to submit payment by mail.

Mail payments to:

Gulling Property Management
P.O. Box 57273
Des Moines, IA 50317-0005

B. Dryer Vent Cleaning

Dryer Vent Cleaning has been completed. Some residents have not yet paid the \$36.00 fee assessed to each homeowner. Homeowners who do not pay by electronic withdrawal should submit payment by check as soon as possible.

Checks should be made payable to Boulder Brook Townhomes and mailed to:

Gulling Property Management
P.O. Box 57273
Des Moines, IA 50317-0005

C. Capital Improvements

The Board continued discussions regarding future roof replacement projects. A letter will be sent to all homeowners advising that a roof replacement discussion will take place during the annual meeting in September.

The Board is currently researching:

- Replacement costs
- Any warranty available

D. Spring Property Walk

The spring property walk was delayed due to inclement weather. Inspections will be conducted to identify 2026 maintenance and repair needs, including:

- Concrete repairs
- Tree maintenance
- Lawn care
- Medallion painting
- Garage door painting (homeowner expense)

VI. NEW BUSINESS

Scott Jones opened discussion of new business at 7:09 p.m.

A. Berm Project

Trees located on the berm will be removed in early June as part of the ongoing berm improvement project.

B. Landscaping Reminder

All homeowners are responsible for maintaining the area extending four feet from their homes. Please ensure

that weeds are removed and landscaping is properly maintained and kept presentable. If you need any assistance with this, please reach out to a member of the board and they can provide a contact 'for hire' to assist you

C. Garage Door Painting

If you have not yet had your garage door painted, we highly recommend you contact Ryan @ 515-988-3480.

VII. NEXT MEETING

The next Board meeting is scheduled for June 15, 2026, at 6:30 p.m. at 920 NW Irvinedale Drive, Ankeny, Iowa.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 p.m.