

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Tuesday, March 12th 2024

Minutes of the Board of Directors Meeting of the Boulder Brook Homeowner's Association, Ankeny, IA, held at 904 NW Irvingdale Dr in Ankeny, IA at 6:30 p.m. on Tuesday, March 12th 2024.

I. **CALL TO ORDER**

Board member Bruce Armstrong called the meeting to order at 6:29 p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:30 p.m.

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

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

Correction to February minutes, meeting date should have been Tuesday, March 12th.

Motion by Wayne Fisher, second by Ray Peters, to approve the minutes of the Regular Meeting of February 13th 2024, Motion Carried at 6:31 p.m.

IV. **FINANCIAL REPORT**

Bruce gave the report as follows at 6:33 p.m.:

- A. Operating/Checking \$11,237.00
- B. Reserve/Money Market \$62,521.00
- C. CD/Bank Iowa \$100,000.00

V. **UNFINISHED BUSINESS**

Unfinished business was discussed by Bruce at 6:35 p.m.

- A. Located archived board approved paint colors. These will be listed on the Gulling Property Management site. Working on getting bid from painting contractor for painting garage doors for residents interested in having their garage door painted at their expense.
- B. Signed irrigation contract with Iowa Irrigation for 2024 for normal irrigation services.
- C. Steve Cox proposed budget for 2024. Reviewed created budget for '24.
 - a. Concrete/Tree Care/Lawn Care/Snow Removal/Irrigation
 - b. Motion To accept proposed budget by Ray Peters, Second by Wayne Fisher
- D. **REMINDER:** Please send dryer vent cleaning payment if you have not done so already.

VI. NEW BUSINESS

New business was discussed by Bruce at 6:59 p.m.

- A. Looking into large water bill received in March from City of Ankeny for service 2/7-3/4. Our main water valve had been shut off on Oct 9th. Jan 5th unusual water usage detected by the city. The City didn't contact Gulling Property Management or anyone within Boulder Brook and sent us a bill for 85,000 gallons of water. Board members are working with the City of Ankeny and irrigation company looking into resolution.
- B. Yield sign repair at south entrance. Will get bid for repair(s).
- C. Landscape approval inquiry at 928 NW Irvingdale. Bruce provided resident with approval and guidelines for landscaping.
- D. Walk though (weather permitting) will schedule for sunny spring day, TBD.
- E. Large dumpster will be brought in for spring cleanup. Thursday, May 2nd through Monday, May 6th. Email communication will go out with more details such as guidelines on what can be placed in the dumpster.

VII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Monday, April 1st at 6:30 p.m. at 906 NW Irvingdale Dr.

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

These minutes were approved by the Board of Directors.