

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, March 17th, 2025

Minutes from the Board of Directors Meeting of the Boulder Brook Homeowner's Association, Ankeny, IA, held at 904 NW Irvinedale Dr in Ankeny, IA at 6:30 p.m. on Monday, March 17th, 2025.

I. **CALL TO ORDER**

President Wayne Fisher called the meeting to order at 6:30 p.m.

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 6:31 p.m.

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

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

Motion by Nancy Pilcher second by Mike Smith, to approve the minutes of January's Meeting of January 20th, 2025, Motion Carried at 6:40 p.m.

IV. **FINANCIAL REPORT**

Mike gave the report as follows at 6:41 p.m.

A. Operating/Checking \$22,590.96

B. Reserve/Money Market \$67,792.23

C. CD/Bank Iowa \$100,000.00

Motion to approve financials by Jennifer Wilson second by Scott Jones

V. **UNFINISHED BUSINESS**

Unfinished business was discussed by Wayne Fisher at 6:52 p.m.

A. Board reviewed our Westbend Insurance Policy and still researching.

B. Roof & Shingles – Our Property Mgmt company reached out to a contractor, coordinated roof inspection, received bid. Waiting to hear back from roofing company to determine next steps with the status of our warranty of roof and shingles.

VI. NEW BUSINESS

New business was discussed by Wayne Fisher at 7:02 p.m.

- A. Spring Repairs – Walk through to be April 21st, weather permitting. Overall grounds condition, retaining walls, trees, and any concrete repairs will be accessed.
- B. Preparing for having a roll off onsite May 30th through May 31st.
- C. Reaching out to Nolte & Sons for bid on Irrigation System Repairs.
- D. Board agreed to increase reserve from 5% to 10%.

VII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Monday, April 21st at 6:30 p.m. at Wayne Fishers.

The board meeting adjourned at 7:30 p.m.

These minutes were approved by the Board of Directors at end of business on 3/17/2025.