

BOULDER BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING

Monday, November 17th, 2025

Minutes from the Board of Directors Meeting of the Boulder Brook Homeowner's Association, Ankeny, IA, held at 1020 NW Irvinedale Dr in Ankeny, IA at 6:30 p.m. on Monday, November 17th, 2025.

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 October's Meeting of October 20th, 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 \$11,723.19

B. Reserve/Money Market \$74,590.12

C. CD/Bank Iowa \$100,000.00

Motion to approve financials by Jennifer Wilson second by Patricia Verrone

Mike Smith proposes a 10% increase on monthly dues. From \$240.00 To \$264.00 and will start to be accessed on January 1st 2026.

Motion to approve by Scott Jones 2nd by Nancy Pilcher

V. **UNFINISHED BUSINESS**

Unfinished business was discussed by Scott Jones at 6:41 p.m.

A. Cleaning of sewer system was done WE 11.02. No charge per City of Ankeny.

B. Gutter Cleaning and mulching of leaves has been scheduled with our new Lawn Company for week 11.23.

C. 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 due to Boulder Brook Townhomes by December 1st.

D. Irrigation has been winterized for the year.

E. Trimming of existing Gracias planted landscaping

VI. NEW BUSINESS

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

- A. Review of proposed 2026 Annual Budget.
- B. After budget review, proposed increase of monthly dues. This will start on January 1st 2026 in the amount of \$264.00

VII. NEXT MEETING DATE

The next monthly Board meeting is the Annal Board Meeting scheduled for Monday, December 15th at 6:30 p.m. at 930 NW Irvinedale Dr.

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