



BOULDER RIDGE

Annual Meeting Minutes

NOVEMBER 8TH, 2023

VFW

Call to Order: Sylvia called the meeting to order at 6:04pm.

Board Members Present: Sylvia Markham, Debbie Bennes, Sara Sandleback

Others Present: Tom Hill (Matik Management), a list of attendees will accompany these minutes

I. Introduction

1. Sylvia welcomed everyone to the meeting.

II. Financial Report

1. 2023 Review

- A. The balance sheet showed a total assets of \$262,665.62.
- B. The budget comparison from January through October showed most expenses to be in line with expectations.
 1. There were two carryover snow invoices from 2022 that put that line item over budget by about \$1,000. The October invoice for trash removal had not been received, putting that line item under budget by about \$2,000.
 2. Adjusting for those two items, the total expenses were within \$200 of the budgeted amount.

2. 2024 Budget

- A. The 2024 budget was discussed in detail.
- B. There are several increases to expenses for next year. In total, expenses are increasing by \$51,000. 82% of that is from insurance.
- C. With the significant increases, an increase in dues was necessary to offset the decrease in net income.
- D. Beginning January 1st, 2024, dues will increase to \$260/month.

III. Landscaping/Maintenance

1. Review of 2023 completed items
 - A. Completed items in 2023 included:
 1. Repaired a large retaining wall
 2. Replaced a fire alarm panel
 3. Concrete replacement at 15 locations
 4. 37 trees removed (marked by the city or noted as dead)
 5. 110 bushes were planted
 6. The new Rules and Regulations were completed
 7. 10 fences are being leveled
 8. Irrigation repairs
 9. General repairs to exterior areas
 10. A tree plan is being created
2. Anticipated 2024 items
 - A. In 2024, several items will be addressed:
 1. Additional fence leveling
 2. Additional concrete replacement
 3. Tree removal and replacement
 4. Replacement of asphalt in noted areas
 5. Asphalt sealcoating in noted areas
 6. Additional fire alarm panels
 7. General repairs as noted in the Spring inspection

IV. General/Open Forum

1. A member requested that the members be alerted when the tree plan is completed, along with the species of trees that will be considered for replacements.
2. The members discussed ideas to increase the benefit of the green spaces.
 - A. Ideas included adding shade trees and benches/seating areas.
3. A member inquired as to whether homeowners could pay to have trees planted.
 - A. The Board will discuss this at the next Board meeting.

4. Members were reminded that maintenance requests can be completed through the association's website, boulderridgerochester.com.
5. A member requested a reminder to be sent to the membership about pet owners picking up after their pets.

V. Board Vacancy

1. Nominations

- A. Nominees included: Sylvia Markham, Debbie Bennes, Sara Sandleback, Jean Herda, Abhi Bikkani, and Carolyn Petersen.

2. Cast Ballots

- A. As a quorum was not met, an election could not take place.

3. Outcome

- A. Per the Bylaws, the Board will be required to make appointments to the open seats.

VI. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 7:25pm.