

BOULDER RIDGE ASSOCIATION

Tuesday, November 27th, 2018

HyVee Barlow, 6:00pm

Meeting Minutes

Call to Order: 6:00 pm

Board Members Present: All members

Homeowners Present: (sign-in form provided)

Introductions: As of 11-1-18, Matik Management has been hired to replace Oxford Management. Contact persons will be Michelle Hill, Chief Operating Officer, and Kristy Goller, Chief Administrative Officer.

The board has appointed Kate Boyer to replace David Byrne on the Board of Directors. Kate will serve as our secretary and Rick Payton will serve as treasurer.

Financial Review - As of 10-31-18, we have \$30,972.22 in checking and \$129,350.41 in savings. All roofs have been paid for, but we still need some asphalt work done.

Old Business

- Spring walk-through regarding unit occupants - not complete. To be addressed in the spring.
- FHA approval - the board believed that the lawyer had been working on obtaining FHA approval for some time, but that was not the case. Our lawyer, Jennifer Toohey, started the process on 8-8-18. Kristy Goller will check on the status of that approval.
- Asphalt concerns (Seal Coating, Asphalt Concerns Spreadsheet) - Seal coating of asphalt that was replaced last year has been paid for and has been requested to be completed. Further asphalt concerns will be addressed next spring including three separate bids to replace asphalt driveways with colored concrete.
- Tree Trimming throughout property - some tree trimming has been completed by board members and plans are being completed for any remaining needs. A chain saw has been purchased by the board to be used by board members or association volunteers. Branch removal will continue in the spring.
- A bid was approved by the board to hire Mike's Full Lawn Services, Inc to perform lawn care and snow removal as well as to manage the sprinkler system. Mike has committed to restoring our grounds, eliminating weeds, providing aeration, and controlling watering. Scott Ohm recapped snowplowing expectations. Kristy Goller will check on the status of salt containers placed by each mailbox receptacle.
- Mulch - the board did not receive bid or act on bid soon enough. The need for mulch will be reevaluated in the spring.

- Landscaping at corner of Boulder Ridge Dr. and Bandel Rd. – The board will request bids next spring for colorful flowers to be added. Our new board member, Kate Boyer, has experience in landscaping and will be overseeing the plans. Kristy Goller will check on the maintenance of the spotlights on the Boulder Ridge sign.
- Please contact the management company when outside lightbulbs need to be replaced. They are a special type of light with a sensor attached allowing them to automatically adjust to light.
- Power Washing – Bids pending for north facing units to be power-washed - to be revisited in the spring.
- Downspout extensions – the board has asked the management company to replace all downspouts next spring with accordion-style plastic downspouts. All current downspouts have been removed for the winter and placed in the utility sheds.
- Pre-cast parking curbs – Scott Ohm has ordered curbs to be placed on common parking areas so that access is blocked to the next street (for example, from the parking area off 28th Ave through the grass to the roadway on 29th Ave.)
- Revisit plans for street signs next spring.

New Business

- Matik Management: New Management Company effective 11/1/2018. *Their address is 3249 19th St NW #3, Rochester MN 55901. Their phone # is 507-216-0064.*
- *Matik Management will be preparing a reserve study to determine the funds needed for future expected maintenance.*
- *Matik Management will be working with the board to revise and update the association declaration and bylaws. When complete, at least 67% of the members must vote in favor of the amendments in order for them to take effect.*

Reminders

- *Rules and Meeting Minutes available on website www.BoulderRidgeRochester.com*
- *Maintenance requests can be made via the website*
- *Auto Payment forms can be found under Property Information > Auto Payment*
- *Please pick up dog waste, do not leave bags in yard!*
- *Garage door openers and heat/air maintenance is homeowner responsibility*
- *Delinquent Fees/Assessments – Rule #17 “Association dues are to be paid by the first business day of every month via electronic funds transfer. Effective May 1, 2017, the association will assess a late fee of \$25 if dues, assessments, or other obligations are not paid in full within 30 days of the due date. The late fee will increase to \$50 if not paid in full within 60 days, \$75 if not paid in full within 90 days, and \$100 if not paid in full within 120 days. The late fee will remain at \$100 for each month thereafter until payments are made in full.”*

Adjournment: 7:20 pm