



BOULDER RIDGE

Annual Meeting

JANUARY 21ST, 2020

HyVee Barlows

Call to Order: Sylvia called the Meeting to order at 6:00pm

Board Members Present: Debbie Bennes, Sylvia Markham, Sara Sandleback, Scott Ohm, Rick Payton

Others Present: Tom Hill (Matik Management), 41 members (30 by Proxy)

I. Amendment to Declaration

1. An open discussion ensued about the current coverage and the need for the amendment. Tom spoke about the current policy and the 5% deductible, as compared to the stipulation listed in the Declaration.
2. **Ballots:** For the amendment to be approved, the HOA needed 67% of the members to vote in the affirmative. While all ballots that were received were in the affirmative, the HOA only received a total of 75. The motion was continued until spring.

II. Financial Report

1. Balance Sheet:

- A. The HOA finished out 2019 with total assets of \$202,739.03.

2. Budget Comparison:

- A. Tom went through each section of the budget comparison report and detailed any overages. Discussion ensued on the larger projects that were completed in 2019. There was also a balance of \$7,345 from Mike's Lawn Service that was not entered and paid by the previous management company. This was paid out in the beginning of 2019.

3. Contracts:

- A. A question was posed about the current garbage service. Discussion ensued about the bidding process for vendors. Tom mentioned that the new reserve plan would also include contract expiration dates.

III. Completed Projects in 2019:

1. There were many projects completed during the year. They included:

- A. Beautification of the entry sign area
- B. Screen repair
- C. Drain tile work on the North side of the property
- D. Exterior painting
- E. Fence/window cleaning
- F. Mulch and shrub cleanup
- G. 5 year fire sprinkler inspection

IV. Upcoming Projects:

1. There will be additional drain tile work. The HOA has been addressing drainage issues.
2. Parking pads
3. Driveway sealing
4. **Spring walkthrough:** The board will be walking the property in the spring to identify the repair needs of the HOA. Tom will send out an email invite to all members to participate in this process.

V. Open Forum:

1. Some areas of Slate Ct are not completed and/or deteriorating.
 - A. There is a 50-60ft area, located where Slate and Quartz intersect, where the road is crumbling.
2. There are driveways of Building 5, on 30th Ave, that were not installed correctly by M&M.
 - A. The vendor said they'd come back and fix the problem, but they never did.
 - B. There were supposed to fix 4 driveways.
 - C. Tom will follow up with the vendor.
3. There is an area at the East end of Quartz Place where it appears there is something draining and making the area wet.
 - A. Tom will follow up.
4. A few members mentioned experiencing a buildup of iron in the water.
 - A. This caused a discoloration.

B. It eventually went away.

5. Members mentioned noticing a snow buildup in front of mailboxes.

A. Tom will follow up with the vendor, including the public road area on 28th Ave.

B. Tom will get additional salt bins for the 2 mailbox stations on Flint Ave, as these are not currently present.

6. Vent cleaning is each members' responsibility.

A. Members can use any insured vendor, but here are a few options:

1. In Home Repairs – 507-533-8081

2. MedCity Duct Cleaning – 507-289-4039

3. S&S Air Duct Cleaning – 507-273-3663

VI. Next Board Meeting: Tuesday February 25th, at 6pm, at Matik

VII. Adjournment: With no other business, the Board Adjourned at 7:01pm.