

Boulder Ridge Association 2015 Annual Meeting

Thursday April 23rd 2015 6pm at Hampton Inn on Bandel Road.

- Call to order at 6pm
- 3 proxy votes were submitted, see attached. No actionable items.
- Welcome and introduction by Association President. See attached list of attendees.
- Board Members present: Scott Davis (Pres), Sylvia Markham (Tres), Connie Ryan (Sec), and Deb Bennes (board member). Not present: David Byrne (VP).
- Old business –
 - Further discussion on rewrite of bylaws and declarations.
 - Initial estimate from Toohey Law Firm \$4-\$5k.
 - Requires substantial work and approval of 61% of owners.
 - Will reserve further and email Toohey Law Firm with further questions from members.
- New Business-
 - Concrete Work – will commence this spring, all remaining cracked concrete will be fixed.
 - Grounds – spring cleanup and repair only this year. May have a couple of warranty trees and shrubs replaced.
 - Doors – several garage doors and many entry doors need repair/replacement. Owner expense. Owners will be notified by Oxford Management this spring.
- Financials - see attached report. Approximately \$200k in bank. Hoping to add about \$30k to reserve this year as per budget.
- Rules and Regs - no review or updates at this meeting.
- Election of Board Members - Connie Ryan has resigned, she is moving. There were no volunteers to take her position. Will email association members to ask for a replacement.
- Other – Further discussion about amendments of Declaration by various owners and questions about financials and projects that were answered by Melissa from Oxford. We are awaiting a clarification from a charge off item of \$31k from INH/Infinity Management Companies. There is no direct record of any such withdrawal from our accounts. Appears to be a bookkeeping error. Still being reserved.
- Call for adjournment by President Davis. Second by Treasurer Markham.
- Meeting adjourned at 7:30pm.