



BOULDER RIDGE

Board Meeting Minutes

DECEMBER 27TH, 2021

Matik

Call to Order: The meeting was called to order at 5:34pm.

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

Others Present: Tom Hill (Matik Management)

I. Financial Report

1. Balance Sheet

A. The current balance of assets is \$170,272.38.

2. Budget Comparison

A. As there was just a review at the beginning of December, there wasn't a need for an additional December review.

3. Financial Review

A. As noted at the annual meeting, each association must have a financial review each year. This requirement may be waived by the members. As there wasn't a quorum at the annual meeting, a vote could not take place.

B. After discussing the matter, the Board decided to proceed with sending out a ballot to the members for the opportunity to waive the 2021 financial review.

II. Landscaping/Maintenance

1. Lawn/Snow Vendor

A. There were several issues with the service provided during the last snowstorm.

B. The Board discussed the problems and Tom will be meeting with the vendor to convey the concerns and issues.

C. The Board will continue to monitor the service and decide whether to continue the contract that is in place.

D. Salt buckets should have been placed at the mailboxes by the vendor already. Tom will follow up with the vendor on this.

III. General/Open Forum

1. Annual Meeting Minutes

- A.** The minutes were approved as written.

2. Declaration Amendments

- A.** There are several items within the Declaration that have been discussion items at past meetings. The Board will finalize proposed amendments at the next meeting, and a ballot will be sent to the members for a vote on the proposals. These include:

- 1.** 12.3 – garage storage
- 2.** 5 – limited common elements being classified as common elements
- 3.** 17.2 – specific insurance coverages that are becoming unattainable.
- 4.** 8 and 9 – removing obsolete Declarant standards

IV. Board Vacancy

- 1.** At the annual meeting, the election of Directors could not take place due to lack of a quorum.
- 2.** The Bylaws do not allow for the election to take place through a ballot. As such, the Bylaws require vacancies to be resolved by the Board appointing members to fill the vacancies until the next annual meeting.
- 3.** There are 3 vacancies to resolve.
 - A.** Sara Sandleback's term is expiring on December 31st, 2021.
 - B.** Abhi Bikkani was appointed to fill a vacancy left by a resignation last year.
 - C.** Ricky Payton is resigning as of December 31st, 2021.

4. The Board discussed the options and current members interested in being on the Board.
5. Nominations and appoints were made.
 - A. Rick nominated Sara Sandleback for appointment. The Board voted unanimously to appoint Sara.
 - B. Sylvia nominated Abhi Bikkani for appointment. The Board voted unanimously to appoint Abhi.
 - C. Debbie nominated Jean Herda for appointment. The Board voted unanimously to appoint Jean.

V. Officers

1. Officer positions are elected each year.
 - A. Sara nominated Sylvia Markham for President. The Board voted unanimously to elect Sylvia as President.
 - B. Sylvia nominated Debbie Bennes for Vice President. The Board voted unanimously to elect Debbie as Vice President.
 - C. Sylvia nominated Sara Sandleback for Treasurer/Secretary. The Board voted unanimously to elect Sara as Treasurer/Secretary.

VI. Next Meeting

1. January 13th, 2022, at 5:30pm. This will be held at the Matik office.

- VII. Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 6:38pm.