



## BOULDER RIDGE

Board Meeting Minutes

JANUARY 27TH, 2021

Matik Office

**Call to Order:** The meeting was called to order at 4:09pm.

**Board Members Present:** Sylvia Markham, Abhi Bikkani, Debbie Bennes

**Others Present:** Tom Hill (Matik Management)

## **I. Snow Services**

1. The association has been experiencing issues with the services currently received. These issues include timeliness and quality.
2. The current contract allows for termination with a 30-day notice.
3. A competing quote was obtained and reviewed.
  - A. There are some terms that the Board will have Tom speak with the vendor about. These include:
    1. Trigger amount
    2. Pricing
    3. City Sidewalks
4. Tom will report back with a summary of that discussion, then the Board will determine whether to change vendors.

## **II. Maintenance**

1. Viking Sprinkler completed the fire alarm inspection for 2022.
  - A. There was one deficiency noted. The panel in building 15 needs to be replaced.
    1. The association is averaging one panel replacement per year.
    2. The Board approved replacement of the panel, per the quote from Viking Sprinkler.
2. The replaced mailbox on 30<sup>th</sup> Ave is still present.
  - A. Tom will speak with the vendor to remind them to remove this box.

**3. Incorrect Address**

- A.** One of the homes has a house number that is inconsistent with the USPS record. Tom will look into a replacement of this current house number.

**III. Governing Document Review**

- 1.** Continuing the discussion from the previous meeting, a series of proposed amendment and addendums to sections of the Declaration were made. These include sections 1.9, 2, 4, 5, 6, 8, 10, 11, 12.2, 12.4, 14.1, 15.1, 17.2

- A.** Tom will write up a narrative that explains each proposed amendment/addendum, create a ballot for each amendment/addendum, and send over to the Board for final approval.

- B.** Upon Board approval of the proposals, the packet will be sent out to each member to vote. 67% of the members must approve of any change to the Declaration for such a change to be passed.

**IV. General/Open Forum: None**

**V. Next Meeting:** February 28<sup>th</sup>, 5pm, Matik office

**VI. Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 5:10pm.