



BOULDER RIDGE

Board Meeting Minutes

JUNE 8TH, 2021

Matik Office

Call to Order: The meeting was called to order at 5:33pm.

Board Members Present: Abhi Bikkani, Debbie Bennes, Sara Sandleback

Others Present: Tom Hill (Matik Management)

I. Financial

1. Balance Sheet: \$221,263.63

2. Budget Comparison

A. Tom reviewed the budget comparison for January through May.

B. Two insurance payments are not reflected in the 2022 numbers. The association is also under budgeted expenses on building and grounds maintenance. Accounting for the insurance payments, the association is \$11,300 under budgeted expenses.

II. Maintenance

1. Spring Inspection Results

A. The Board discussed the items noted on the inspection.

1. Homeowner items: These include lawns damaged by pets, garbage cans stored on patios, etc.

2. Bushes: There were numerous bushes missing or dead. Sargent's will be providing a hard quote on replacement. The Board pre-approved up to \$3,500.

3. Lights: numerous lights were stuck on during the day. These will be fixed.

4. Seeding: There were areas observed to have lawns that are dying. Seeding will take place, pending a hard quote from Rochester Ground.

5. General: The list of general repairs has become much smaller.

6. Concrete: Several concrete areas, in front of doors, have continued sinking. Concrete replacement will take place with a better base and being tied in to neighboring concrete with rebar.
7. Power Washing: Five buildings need to be cleaned on the North sides. This will be completed soon.
8. Trees: The list is being revised now that the city has marked some 8 trees for removal. The Board will evaluate the new list and decide on replacement options.
9. Asphalt: With the inflated costs this year, the association will postpone asphalt work until next year on the North side.
10. The actions above will take place by a motion from Sara, a 2nd by Debbie, and unanimous approval.

2. Shutters

- A. An additional insurance claim will be submitted for four buildings that were not in the original claim.
- B. Damaged shutters will be replaced.

3. Irrigation

- A. The South side irrigation is up and going. The North side has a plumbing issue at the irrigation box. With the spring weather so far, the delay on the North side has not created any issues.

III. General/Open Forum:

1. A member brought up purchasing and placing a temporary fencing in the common area, on the South side, for the purpose of a mini dog

park. This would be a trial run for a permanent dog park in this area, with the size and scope TBD.

- A. The Board discussed the matter, including the interest level. Further information will be gathered, including any issues with insurance or the lawn vendor.

IV. Next Meeting: Every 2nd Wednesday of the month, 5:30pm, Matik office

V. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 7:54pm.