



BOULDER RIDGE

Board Meeting Minutes

OCTOBER 18TH, 2022

Matik Office

Call to Order: The meeting was called to order at 5:00pm.

Board Members Present: Sylvia Markham, Debbie Bennes, Jean Herda, Sara Sandleback

Others Present: Tom Hill (Matik Management)

I. Financial

1. Balance Sheet: \$227,018.95

2. Budget Comparison

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

B. The association is under budgeted expenses on a few line items.

3. The Board reviewed the 2023 proposed budget and capital plan.

A. There are several expenditure items that are anticipated to increase. Insurance is increasing by 16.5%.

B. Based off of the proposed budget, and the anticipated capital items in the reserve plan, a dues increase will be necessary.

C. The Board will discuss the budget at the annual meeting. Members are encouraged to attend and discuss.

II. Annual Meeting

1. The annual meeting will be November 9th. It will be held at the VFW. Notice packets have been mailed.

2. There are 3 amendments to the Declaration that will be discussed. They are included in the mailing that was sent out.

III. Maintenance

1. Shutters

A. Larson submitted a quote to replace the remaining 27 pairs of shutters that were damaged. The Board voted unanimously to proceed.

2. Retaining Wall

A. The retaining wall on 29th is failing. The Board voted unanimously to proceed with the quote received from Sargent's to repair.

3. Fences

A. Some fences are still unlevel. Matik will have these addressed.

IV. General

1. Garbage

A. Hometown Haulers has been engaged to handle garbage service for the association.

B. This transition will take place in November. Further information will be sent out by email.

2. Management

A. The Board voted unanimously to renew the management contract.

B. There is a price increase of \$1/unit/month.

V. Next Meeting: November 9th, 6:00pm, VFW

VI. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 6:12pm.