

Boulder Ridge Association - 2017 Quarterly Board Meeting
Tuesday, April 18, 2016
6pm @ Hampton Inn

- Call to order at 6:03p
- 17 attendees, see attached. Board Members Present: Sylvia Markham (President), Kay Holland (Treasurer), Deb Bennes (Director), Paige Beenen (Secretary).
- Oxford Management new property manager, Raychel Volker

Finances

Income Statement

- \$52,000 in operating fund, \$123,413.27 in savings
- Follow-up: \$6,778.64 listed as Other Expense in last statement is considered "uncollectible debt" (from several years ago) and has been removed from account.

Delinquent Association Fees

- One unit with outstanding fees from June 2016. Motion approved to enforce late fees as stated in rules document. Boulder Ridge has a lien on the unit according to our Declaration (#14.3, p. 10) and will contact the owner through our attorney.

Rising Maintenance costs

- Trial Oxford walk-through only 2 days/week instead of 5x/week.
- As unit owners, please do our part by tying garbage bags in cans and picking up loose trash.

Old Business

Monthly dues

- Continued discussion of monthly dues increase will take place in light of recent maintenance estimates as well as re-interpretation of association's responsibility for repair and replacement of limited common elements according to #s 4, 5, and 6 on page 4 of Declaration.

Roofing special assessment

- Final payment of assessments are due by May 19. Late or delinquent notices will be sent by Oxford after this date and late fees will be applied.

Roofing project

- Four buildings on the list for new roofs this summer. Priority will be determined by Above All Roofing. 3 remaining roofs for 2018, possible 3rd (smaller) special assessment.

NewBusiness

Maintenance and repairs

- Door frames- many peeling and rotting. 3 units need new frames and doors. Discussion on how to best replace or repair other trim to prevent concrete damage and will cover roots with dirt and grass seed to prevent tripping.

Snow Removal

- Snow removal costs higher than budgeted this year. Process established for board member to authorize additional services from plow company. Note: Boulder Ridge pays for our streets and city sidewalks to be sanded/salted. Homeowners are responsible to sand/salt their own driveways and sidewalks. Oxford will supply sand/salt in containers

at the mailboxes as has been done in past years.

Upcoming expenses

- Asphalt repair estimate \$25,300
- Asphalt touch up and seal coat application estimate \$28,000- \$36,000 by M&M. Discussion on 3 bids on jobs and/or continuing service through M&M to finish last year's asphalt project. Rachel with Oxford to investigate warranty requirements.
- Scott Ohm suggested getting a quote for asphalt from Rochester Sand and Gravel and another quote from Christian Brothers Seal Coating from Austin.
- Concrete repair estimate \$1000

Board Updates

- Welcome to new board member, Scott Ohm! Goodbye to Kay Holland, as she moves from Boulder Ridge.

Reminders

- Updated rules document, updated copy to be emailed or mailed to homeowners. Association rules available on website: BoulderRidgeRochester.com Please take special note of new rules regarding parking.
- If residents have outdoor maintenance issues or concerns fill, out an online request.
- Pick up dog waste and repair any dog damage! Discussion regarding fines for failing to pick up after pets.

Adjournment/Next Meeting

- Adjournment 7:25p- **Next meeting: To be determined**

Attendees:

Board Members Present:

1. Sylvia Markham (President)
2. Kay Holland (Treasurer)
3. Deb Bennes (Director)
4. Paige Beenen (Secretary)

Oxford Management Representatives:

1. Raychel Volker with Oxford
2. Marcy Ablin with Oxford
3. Mike Morris with Oxford
4. Melissa Greene with Oxford

Homeowners in attendance:

1. Rita Nelson
2. Phyllis Maxwell
3. Rick Payton
4. Sara Sandleback
5. Wayne Ganskop
6. Abbi Bikkani
7. Colleen Berg
8. Scott Ohm
9. Kris Ohm
10. Yvette Martin