

Boulder Ridge Association - 2016 Annual Board Meeting
Tuesday, April 19, 2016
6pm @ Hampton Inn

- Call to order at 6:03p
- Welcome and introduction by new association president, Sylvia Markham. Thank you to former president, Scott Davis, for his work and contributions to the association.
- Still looking for board members and treasurer- watch for more emails encouraging participation in our neighborhood leadership!
- See attached list of attendees. Board Members Present: Sylvia Markham (President), David Byrne (Vice President), Deb Bennes (Board Member), Paige Beenen (Secretary).

Old Business

Cameras

- Continue to investigate installing security cameras at neighborhood entrances off Boulder Ridge Drive. Contacting Heartland Security for quote. Oxford handyman possibly able to install home model at lower cost.

HO6 Insurance Policies

- Reminder all homeowners need their own HO6 home policy for personal items in addition to the American Family policy for the association.

Trash Cans

- Consider writing address on garbage cans so they can be returned to the right unit on a windy day!

Finances

\$91,671.94 in operating account. \$130,937.24 in reserves/savings. Expenses are running under budget for the month of March and YTD. The roofing project continues generating additional expenses and income/assessments. Three owners not yet paid special roof assessment. Reminders have been sent each month, will move forward with next legal steps if no payment received by May 15th. Foreclosure property in association possession generating \$1,300/month income from rent.

New Business

Refurbish Corner of Bandel Rd and Boulder Ridge Dr

- Contacting painter for quote on new burgundy paint for sign. Add electricity for lighting on sign? Contacting electrician for cost. Discussed feasibility of solar lights at lower cost without running electricity, but decided solar would not be bright enough. Re-do landscaping

Rock area past building #1

- Dead ground cover recently removed and replaced with rock.

New Shingles

- 5 roofs done so far: #2, 10, 15, 16, 17

- New shingles blowing off building 15 and 16. Roofing company and shingle manufacturer decided flaws due to incomplete sealing due to cool temperatures. All repairs under warranty. Confident in using same product for upcoming roof replacements.
- Next up for new roofs: #14, 12, 9, 4, 5. Waiting to hear start date for next phase of project. Buildings prioritized by roofing professionals based on shingle condition and leaks. Concerns of loose shingles on building 13 discussed.
 - Reminders to be sent before roofing started. Vehicles need to be out of garage and driveway
- Cost for 5 new roofs in 2015: \$128,581. Cost of 5 new roofs in 2016: \$135,494. Estimate for 2017: \$143,600.

Spring Walk-Through

- Looking for volunteers to walk neighborhood with Oxford Management to identify deficiencies and maintenance needs.
- If residents have outdoor maintenance issues or concerns fill, out an [online request](#).

Other Business

- Snow plow damage- grass damage and driveway cracks. Have investigated many plow options in the past, some damage is hard to avoid, especially with late snow after the ground has thawed.
- Trees to be cut down near 30th street- City requires 2-3 big trees removed due to disease. Association expense since it is on association property. Looking for quotes.
- Forestry Department possibly re-planting trees on Boulder Ridge Drive
- Concerns of excessive pruning bushes in front of units- will discuss on spring walk-through

Adjournment/Next Meeting

- Call for adjournment at 6:50pm by Phyllis Maxwell
- Next meeting: [Tuesday, July 26, 2015 at 6:00 pm at Hampton Inn.](#)

Attendees:

1. Debbie Bennes
2. Paige Beenen
3. Sylvia Markham
4. Rita Nelson
5. Tamala Bryan
6. Phyllis Maxwell
7. Melissa Voss
8. Kenneth Brooks
9. David Byrne
10. Sarah Sandleback