

Boulder Ridge Association - 2016 Board Meeting  
Tuesday, July 26, 2016  
6pm @ Hampton Inn

- Call to order at 6:04p
- 13 attendees, see attached. Board Members Present: Sylvia Markham (President), David Byrne (Vice President), Deb Bennes (Board Member), Paige Beenen (Secretary).

New Business

*Asphalt replacement*

- Marty Hinrichs from M&M asphalt: Attending meeting to discuss plans and recommendations for street and driveway repairs. Clay earth under asphalt makes durability and longevity a challenge, M&M suggests using new fabric liner. Total bid of \$77,245 includes major road repairs on Slate, reset of manholes, and replacement of 14 crumbling driveways. Company confident new roadways would last 45 years with proper up-keep. M&M could start project in September if bid accepted.
- Discussion followed including high cost coinciding with expensive new roof project, maintaining required association reserves, despite the fact this is an essential project. Streets must be repaired before damage is more severe. Final decision not yet made.

*Rumors of Association fee increase*

- No current discussion of fee increase.

*Waste Management*

- After recent problems with garbage pick-up, other contractors were explored. Costs from other companies were much higher. New contract was negotiated with Waste Management with a \$483.19 discount each month to the new rate of \$2408.58/month.

*Lawn care and yard maintenance*

- Many dead plants/bushes noticed on walk through. After discussion, decision was made to wait until spring for these replacements.
- Mulch estimate of \$10,000 was rejected by the board. Plan to re-mulch in small sections in the spring. Oxford could touch up one truck load at a time for a lower cost.
- Concerns with lawn care discussed. Several resident volunteers willing to help with light yard care including weeding and trimming. *Email Paige (paigebeenen@gmail.com) if able to help with a few small outdoor projects while meeting our neighbors!*

*Update bylaws and rules*

- Project started by past president and needs to be completed by an attorney. High cost and nearly a year timeline makes this challenging. May consider updating bylaws to control leasing practices. (See old business for details on updating leasing rules).

*Please email board with suggestions to include in rules update!*

*Board position openings*

- Kay Holland appointed and approved as treasurer of the board!

Old Business

*Security Cameras*

- Discussion tabled with other upcoming expenses.

#### *Shingles*

- Buildings 2, 10, 15, 16, and 17 were re-shingled in 2015. Buildings 4, 5, 12, and 14 in-progress (Building 9 to be done next week). So far, paid out \$109,422.58 and will pay an additional \$26,121.84 for a total of \$135,544.42. Assessments have been directed to help cover this expense. (\$915 assessments x142 units=\$129,930.00). Continued discussion at October meeting.

#### Finances

Discussed in regards to asphalt estimate. Concrete work is underway at a cost of \$6,920. Current Operating Cash \$75,935.08. Current Reserves \$180, 666.44.

#### New Business

##### *Refurbish Corner of Bandel Rd and Boulder Ridge Dr*

- Painting complete. President expressed concerns about landscaping area. \$5,000 estimate rejected by board last fall. Awaiting a bid from Family Tree Nursery.

##### *FHA Approval*

- FHA loans require 51% owner-occupancy. Leasing levels exceeding 51% could change insurance classification and rates. Need accurate and up to date information on owner and renters for each unit. Discussion continued on how to manage and control leasing at Boulder Ridge. Ongoing project, checking with county assessor to find homeowner information.

#### Reminders

- If residents have outdoor maintenance issues or concerns fill, out an [online request](#).
- Association rules available on website: [BoulderRidgeRochester.com](http://BoulderRidgeRochester.com)
- Please update contact information for owners and renters through the [online form](#).
- Pick up dog waste and repair any dog damage

#### Adjournment/Next Meeting

- Adjournment 8:10p
- **Next meeting: Tuesday, October 18, 2016 at 6:00 pm at Hampton Inn North.**

#### Attendees:

1. Debbie Bennes
2. Paige Beenen
3. Sylvia Markham
4. Greg Haften
5. Marcy Ablin
6. Pat Prum
7. Phyllis Maxwell
8. M Joss
9. Kay Holland
10. Glen Holland
11. Rick Christenson
12. Mike Morris
13. David Byrne