

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

- Call to order at 6:03p
- 18 attendees, see attached. Board Members Present: Sylvia Markham (President), Kay Holland (Treasurer), Deb Bennes (Board Member), Paige Beenen (Secretary).
- Welcome to Oxford Management CEO, Mark Dickson

New Business

Roofing

- Review: Buildings 2, 10, 15, 16, and 17 were re-shingled in 2015 (paid out of reserves). Buildings 4, 5, 12, and 14 are now complete (paid mostly through assessments).
- Total costs so far: \$136,330. \$129,930 from assessments (\$915 x 142 units). \$6,400 from reserves.
- Cost of roofing increases in 2017. \$32,732 for 10-unit buildings, \$27,746 for 8-unit buildings. The board proposes to complete 4 buildings in 2017, leaving the final 3 buildings until 2018. Asphalt repairs this fall were more costly than anticipated (see below).

Asphalt replacement

- Last meeting asphalt repairs were approved to be complete for \$77,000. Four of the 11 driveways to be replaced required additional digging, rock, and sand. This is now estimated at a total cost of \$82,000. \$38,000 down payment has been paid, still owe \$44,000.

Finances

Increase for second assessment

- Due to additional asphalt costs and rising roofing costs, a slight increase in the second assessment was proposed and approved: \$1,000/unit or \$200 over 5 months beginning in January 2017. Total assessment income will be \$142,000. \$116,000 toward roofing. \$26,000 toward asphalt. Will leave/replenish \$76,700 in reserve.
- Mr. Dickson, of Oxford Management, shared insight and encouragement in regard to our association's "healthy balance sheet." Integrity in our reserve account allows us to plan for future projects as well as be prepared for emergency expenses.

Unit owned by association

- Looking into selling unit owned by Boulder Ridge Association. Current tenants moving out, may be a good time to sell, especially with current expensive neighborhood projects.
- Julie Fink was recommended by homeowners as a realtor successful in selling within our complex. Oxford will contact her on behalf of the association to investigate putting this unit on the market. President, Sylvia Markham, will be contact for Boulder Ridge.

Delinquent association fees

- A few homeowners still late paying association fees and assessments. Owners are contacted each month and receive invoices regarding money owed. Motioned/approved to involve attorney to collect delinquent fees.

Other Business

Maintenance and repairs

- Door frames- many peeling and rotting. Discussion on how to best replace or repair. Mike, with Oxford maintenance, will scrape and re-paint at an estimated cost of \$100/doorframe as part of routine maintenance. Just submit an [online request](#) to add your door to Mike's list!
- Landscaping- Corner of Boulder Ridge and Bandel Road already underway. More will be completed in the spring with work by Whitings and neighborhood help from Kay, Paige, and any owners willing to contribute! Email paigebeenen@gmail.com to join the neighborhood garden group! Also, investigating solar lights to make sign more visible.
- Some modifications on the outside of your home are necessary and acceptable. A high efficiency furnace vent was recently approved by the board. Please contact a board member before making exterior modifications.

Reminders

- If you are leaving for the winter please submit a maintenance request for a window thermometer. This is a precaution after past issues with pipes freezing causing water damage.
- If residents have outdoor maintenance issues or concerns fill, out an [online request](#).
- Association rules available on website: BoulderRidgeRochester.com
- Pick up dog waste and repair any dog damage

Adjournment/Next Meeting

- Adjournment 7:34p
- **Next meeting: Tuesday, January 17, 2017- 6:00 pm at Hampton Inn North.**

Attendees:

1. Sylvia Markhan
2. Paige Beenen
3. Michelle Jorgenson
4. Scott with Oxford
5. Marcy with Oxford
6. Mike with Oxford
7. Mark Dickson with Oxford
8. Kirby Rosenberg
9. Kay Holland
10. Glen Holland
11. Phyllis Maxwell
12. Deb Bolte
13. Kelly Gehrke
14. Renee Larson
15. Pat P.
16. Sherry Looken
17. Sultan Mirza
18. Debbie Bennes