

**Boulder Ridge Minutes**  
**August 19, 2019 at 6:00pm**  
**Hy-Vee Barlow Meeting Room**

Call to Order: Sylvia called the meeting to order at 6pm

Attendance:

Board Members: Sylvia Markham (President), Scott Ohm (Vice President), Sara Sandleback (Secretary), Rick Payton (Treasurer), Debbie Bennes (Member at Large).

Homeowner Representatives were present from 2849 Quartz, 2854 Agate Pl, 2831 Agate Pl, 6304 30<sup>th</sup> Ave, 6281 30<sup>th</sup> Ave

**Discussion: Pending/On-going Items**

Roads/Driveways

Asphalt Repairs:

Discussion took place – M&M bid had wrong driveways listed. Should be 6374 & 6370. Kristy to contact them to confirm. Kristy to get the asphalt re-sealing scheduled (all no-charge items due to previous pre-payment) and communicate with homeowners. Maintaining the roads and driveways is a large annual expense. The Board would like to move away from using M&M and find another vendor to provide a 10-yr maintenance/replacement plan. Scott will talk with Rochester Sand & Gravel; Kristy will talk with Rochester Asphalt & Concrete.

Extension of specific Parking Pads:

Bids will be secured for parking pads on the west ends, between buildings 2&3, and 3&4.

\*Post Meeting Update: Rochester Asphalt & Concrete bid \$7,560 to extend all 3 west end parking pads to be a completed 20' long by 17' wide.

Concrete Options:

Discussion for consideration to replace asphalt driveways with concrete. Bids were received.

Kustom Landscape & Design: based on 10 driveways per year – flat \$3,400/driveway – 3 yr contract.

Affordable Concrete bid: \$7,375.00 per each double driveway

M&M bid: \$7,440 each double driveway / \$5,687 if 4 or more are done at the same time.

Oil & Pearock Options:

Both Rochester Sand & Gravel and Rochester Asphalt & Concrete do not recommend this process. Both recommend doing a mill and overlay to repair the roads.

Homeowner suggestion at the prior meeting

Creating a Google Account for the HOA - The Board agreed to Table this item for now.

### Spring Walk-Around/Follow-ups:

Front door trim, paint, etc: Frank's Painting has started the touch-ups based on the initial list provided. Kristy will send an email to everyone to see if some homes may have been missed during the walk-around. Based on homeowner response, an additional list will be sent to Frank.

Screen Repairs: Completed by Ace Hardware for \$2,055.43 plus the cost for the maintenance tech time to retrieve and deliver screens. There were some mix-ups with re-distributing screens – maintenance techs are working to resolve. The tech had labeled and separated the screens by building; however after delivering to Ace – they were separated and re-organized by size.

Building/Window/Fence Washing: Completed by Sonic Services for \$15,699.18. Varying opinions were expressed regarding the value of this project.

Downspout extensions replaced with Splash Blocks: Completed for \$922.59

Discussion took place that it may be easier for homeowners to take their own blocks in during the winter. This will allow them to put out again in the Spring when needed. Some people have water issues more than others and could benefit from having the blocks out sooner.

### Signage – to increase visibility of addresses

Sylvia will look at other HOA's for ideas that may work at Boulder Ridge. The Board agreed to Table this topic for now.

### Shutters – 40yr warranty

Paperwork is in process.

Kristy has been talking with Monica McCabe of Alpha Systems regarding the warranty.

### Fire/Sprinkler System

Final head replacement/testing is still pending. Valve replacements scheduled for September.

### Reserve Study

Sylvia provided file bins of historical information to Matik.

This will take some time to sort through and create the long-term study.

### **Statement of Financial**

Statement of Past Dues – 2 homeowners have large balances due. One homeowner has been paying small periodic amounts; one homeowner agreed to pay toward the balance this month. Late fees are being applied monthly until the open balances due are paid in full.

Fines for other infractions; after a first notice is sent – \$25 when applicable – Most common – pet waste not cleaned up and trash/recycle carts left out.

Balance Sheet: Operating balance \$13,5559.59 and Reserve Balance \$158,087.71

2019 May – July Financial Review: Board request for IHS to be on-site only once per week rather than the twice per week it has been doing.

## **Board Member Summary:** 3-Year Terms; Up to 5 People on the Board

Rick and Scott – Terms expire 2020 annual meeting

Sara – Term expires 2121 annual meeting

Sylvia and Deb – Term expires 2022 annual meeting

## **Open Forum/Questions-Answers**

- Board Members Scott & Rick will cut low hanging branches this Fall.

-Well-Check was requested by Rochester Police – Owner was not paying dues; and not responding to letters/voicemails. No e-mail is on file. The well-check was done. Police talked to neighbors. Police called the number we have on file and owner called them back. Owner is not currently permanently residing there; and will begin paying dues. There was a mis-understanding in thinking that a family member was paying dues.

-Sylvia requested the mailbox on 28<sup>th</sup> Ave NW be added to list painting list. Kristy will inform Frank.

-Grounds work has been on-going. Mike's Full Lawn Care has been trimming, mulching, rocking, removing raised tree roots, removing dead trees, repairing the irrigation system, and replacing sprinkler heads. Discussion took place about replacing trees that have been removed. Mike has not been replacing any trees as of yet. This will be a discussion for later in the Fall.

Homeowner questioned what fertilizer is used on the lawn; and wondered if it was pet and kid friendly. A request was made for Mike's to put signs out to be more visible around the association when spraying will be done.

- Request for Mike's Lawn Care to look at soft area; that always seems wet.

- The Board mentioned that they'd like to meet with Mike's Lawn prior to Winter to discuss expectations and contract details. Homeowner noted that they'd like to see the paths to mailboxes better cleared and a sand bucket provided by ALL mailbox locations – including the one on the Quartz side (not just the 29<sup>th</sup> Ave side).

-Homeowner's reported concrete issues near front door 6304 30<sup>th</sup>.

2854 Agate reported that their driveway is very bad and has been neglected for 4 years. Bids for repairs/replacement will be a future action item.

-Trash & Recycle Service day is Friday. Trucks come around between 8:00am – 5pm. Trash and Recycle trucks do not come at the same time of day. Waste Management recommends putting carts out by 7:00am to avoid the possibility of getting missed.

## **Adjourn**

With no further items to discuss the meeting was adjourned at 7:32pm; Motion made by Scott; and Seconded by Rick.

**M A T I K   M A N A G E M E N T**

Main Line: 507-216-0064 – Rolls over to Emergency Line After-Hours

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