

# **BOULDER RIDGE ASSOCIATION**

*2018 Board Meeting*  
Tuesday, August 21<sup>st</sup>, 2018  
HyVee Barlow, 6:00pm

## **MINUTES**

### **✚ Call to order**

**✚ Travis Arment** – American Family Insurance Overview

### **✚ Finances**

- Review financials – As of 7-31-18, our operating expense account was at \$57,681.94 and our savings account was at \$146,424.86. Since then, all of our roofing expenses have been paid off, leaving our operating account at \$7,089.95 and savings at \$149,924.86.

### **✚ Old Business**

- Spring walk-through regarding unit occupants – not completed – to be addressed at a later date.
- Address numbers on corner of buildings or street signs – too expensive – tabled.
- Roofing 2018- Building 6 was started on 6-11, building 1 on 7-9, building 3 on 7-23, and building 11 on 8-6. All buildings are complete and paid for.
- FHA approval – the board believed that the lawyer had been working on obtaining FHA approval for some time, but that was not the case. Our lawyer, Jennifer Toohey, started the process on 8-8-18.

### **✚ New Business**

- Asphalt concerns (Seal Coating, Asphalt Concerns Spreadsheet) – Seal coating of asphalt that was replaced last year has been paid for and has been requested to be completed. Further asphalt concerns will be addressed next spring.
- Tree Trimming throughout property – some tree trimming has been completed by board members and plans are being completed for any remaining needs.
- Mulch – the board did not receive bid or act on bid soon enough. Mulch will be placed in the spring of 2019.
- Fence leveling – has been completed.
- Landscaping at corner of Boulder Ridge Dr. and Bandel Rd. – Rochester Ground has been asked to spray weeds and apply mulch asap. The board will request bids next spring for colorful flowers to be added.
- Lawn Service Bid – to be addressed by board in the coming month.
- Replacement board member – Father David Byrne has resigned from the board due to his inability to be on the property. The bylaws state on page 5 that an interim director is to be appointed by the board, and if the board members do not agree on an interim director, then

the seat will remain vacant until the next annual or special meeting. At that time, the members must elect a successor.

- Door painting - when necessary, homeowners should make requests for door painting through the website.
- Power washing – management company has received bids and has been asked to get north facing units power-washed.
- Downspout extensions – the board will ask the management company replace all downspouts replaced next spring with accordion-style plastic downspouts.
- Pine trees – neighbor complained – we said we would cut them down – neighbor didn't want them cut down and will fix the problem themselves.
- Pre-cast parking curbs – Scott Ohm will order curbs to be placed on common parking areas so that access is blocked to the next street (for example, from the parking area off 28<sup>th</sup> Ave through the grass to the roadway on 29<sup>th</sup> Ave.)
- Keeping track of cars on property – the association would like the management company/maintenance person to keep track of and ticket cars that are parked in the common parking spaces for longer than one week.
- Rules update: EFFECTIVE DATE: August 22, 2018.

#16 Any damage to landscaping on the Common Elements caused by a home owner in the Boulder Ridge Community that results in additional cost to the Boulder Ridge Association may be assessed to that homeowner. (Add) *In addition, any damage to any Common Elements or Limited Common Elements (including siding and windows) caused by a home owner in the Boulder Ridge Community that results in additional cost to the Boulder Ridge Association may be assessed to that homeowner.*

Add #19 Multiple colored lights on any Limited Common Elements are to be reserved for holidays only. White lights are to be used for everyday use, with the exception of a single colored light on a patio decoration.

Third from last paragraph will be revised to read: These guidelines were adopted on April 25, 2005 and were reviewed and updated on: February 24, 2006, April 1, 2006, August 8, 2007, April 1, 2017, and August 21, 2018. These revised guidelines will take effect on April 22, 2018. The wishes and needs of the residents will always be given primary consideration in creating or amending the Boulder Ridge Association's Rules and Regulations in the future.

## **Reminders**

- Rules available on website- [www.BoulderRidgeRochester.com](http://www.BoulderRidgeRochester.com)
- Maintenance requests can be made via the website
- Auto Payment forms can be found under Property Information > Auto Payment
- Please pick up dog waste, do not leave bags in yard!
- Meeting minutes will be posted on the Boulder Ridge webpage
- Garage door openers and heat/air maintenance is homeowner responsibility
- Delinquent Fees/Assessments – Rule #17 “Association dues are to be paid by the first business day of every month via electronic funds transfer. Effective May 1, 2017, the association will assess a late fee of \$25 if dues, assessments, or other obligations are not paid in full within 30 days of the due date. The late fee will increase to

