

# **BOULDER RIDGE ASSOCIATION**

*2018 Annual Meeting Minutes*

Thursday, May 3<sup>rd</sup>, 2018

HyVee Barlow, 6:00pm

## **Call to order**

The meeting was called to order by Sylvia Markham, President, at 6 PM

## **Finances**

Income Statement

Balance Sheet

As of March 31, 2018, we had \$71,059.98 in checking and \$132,287.81 in savings.

## **Old Business**

### **Recap Asphalt:**

- We had over \$80,000 worth of asphalt work done in 2016 and over \$60,000 done in 2017.
- Driveways that were re-done in 2017 will need to be sealed in 2018.
- Issues reported by homeowners

### **Recap Shingles:**

- Buildings 2, 10, 15, 16, 17 re-shingled in 2015; \$128,581; 28 paid out of reserves.
- Buildings 4, 5, 9, 12, 14 re-shingled in 2016; \$135,494.42 paid with an assessment.
- Buildings 7, 8, 13 re-shingled in 2017; \$115,970 paid with an assessment. (Building 6 was scheduled for 2017 but was put off until 2018. Money is in reserves from last assessment - \$28,000.)
- Buildings 1, 3, and 11 will be re-shingled in 2018 at a cost of \$108,000 to be paid with current assessment of \$600 per townhome, payable at \$100 per month from March through August, 2018, giving us \$85,200 and leaving a balance of \$22,800 to be taken out of saving along with the \$28,000 already allotted for building 6. This will leave approximately ..... in savings. Part of that amount will be used to seal the new driveways installed in 2017 as well as for any asphalt repairs needed.
- Homeowner's roof leak on new roof

Where are we with FHA Approval?

Spring walk-through to include door-to-door inquiries regarding unit occupants

Address numbers on corner of buildings or street signs

## **New Business**

- Comments/ suggestions on snow removal
- Shrubs at 2875 Slate Ct – damaged by roofers, replaced by Whiting, owners don't like the replacement (yew instead of juniper), and only one was replaced instead of both. Replacement plant is not doing well; homeowner wants both replaced this spring. (Yew should be under warranty.)
- Standing water at 6297

- Oxford Property Management will take care of many issues;
  - Contact Above All Roofing to finish roofing
  - Contact M&M about driveway work
  - Hire pressure washer cleaners
  - Get estimate for tree root removal and black dirt to cover old roots
  - Will ask Rochester Grounds to salt north side driveways during winter storms
  - Will look at doors that need painted
  - Will find out whose insurance policy will pay for accidents on BR property
- Rochester Signs gave us a bid for address street signs for 21 @ \$228.32 each and \$64.50 each insulation. Oxford will look at other bids.
- FHA forms have been filled out and sent to our attorney for approval.
- It was suggested that we get a budget for looking at replacing window screens especially on the west side windows.
- Vice President Scott Ohm will help straighten his fence and then get the others straightened also.
- Board Members will be starting spring walkthroughs and going door-to-door talking to homeowners and tenants about unit occupancy and take notes on maintenance that may be needed.
- There have been a few homes with asphalt issues. If you have any issues please send a maintenance request via the website.

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*

*Remember to leave your garage doors closed unless garage is in use.*

*Garage door openers and heat/air maintenance are the home owner's responsibility.*

*Storm doors are the home owner's 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 \$50 if not paid in full within 60 days, \$75 if not paid in full within 90 days, and \$100 if not paid in full within 120 days. The late fee will remain at \$100 for each month thereafter until payments are made in full.”*

Adjournment

Rita made a motion to close at 7:02 PM

Notes:

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