



## BOULDER RIDGE

Board Meeting

MAY 18<sup>TH</sup>, 2021

Matik Office

**Call to Order:** Sylvia called the meeting to order at 5:30pm.

**Board Members Present:** Scott Ohm, Debbie Bennes, Sylvia Markham, Rick Payton

**Others Present:** Tom Hill (Matik Management)

## **I. Capital Plan**

1. In tandem with discussions on capital replacement and general repair costs, Tom presented a 20yr capital plan.
2. The Board discussed the plan, using the expectations as reference during the review of the spring inspection results.

## **II. Spring Inspection Results**

1. Tom completed the spring inspection, and the Board discussed the results.
2. In general, the items identified as needing to be addressed fell within 9 categories. Each category listed addresses and estimations of cost. Throughout a very thorough discussion, the Board identified scope and necessity.

### **A. Gas Meter painting**

1. This item was deemed lowest on the priority list, as it is mostly aesthetic. Painting will not be completed this year but will be evaluated in upcoming years.

### **B. Landscaping**

1. Throughout the community, there are landscaping areas that have dead, dying, or missing bushes. The Board has interest in preserving the original landscaping appearance.
2. Sargent's will be creating a quote for replacement of identified shrubbery. If necessary, this project may be broken into multiple years.

### **C. General**

1. There were general maintenance items identified. These include missing gutter extensions, trim painting, etc.
2. Maintenance will be addressing these items.

**D. Fence**

1. Numerous privacy fences have become unlevel, due to frost heaving.
2. This appears to be simple to correct and will be addressed this summer.

**E. Trees**

1. Quotes have been received to address tree issues in the community, removal of dead/diseased trees and trimming of healthy trees.
2. Olson Tree Service will be proceeding with completing the list.

**F. Siding**

1. There were several miscellaneous siding repairs noted.
2. A siding vendor will be completing these repairs.

**G. Lawns**

1. There were several lawns noted as needing repair/seeding. Many were due to pet damage. When sprinklers are active, members will be notified of the required repair/seeding.

**H. Concrete**

1. Concrete areas where grinding is not an option will be corrected.
2. Tom will be obtaining a concrete leveling quote for these areas, and a replacement quote for areas beyond leveling.

**I. Asphalt**

1. The Board discussed the scope of asphalt work needed, and the quotes that have been received.
2. An additional meeting with Seykora Asphalt will take place at the end of May.

3. The Association is still anticipating completion of the 1<sup>st</sup> stage of asphalt this year.

### III. Maintenance

#### 1. Shutter replacement status

- A. The company is researching and will be in contact with Tom.
- B. Reminder: warranty only covers product, not labor.
- C. UPDATE: The manufacturing plant is very backed up. Matik will contact John Mix on labor pricing for installation.
- D. UPDATE 10/13: Tom has reached out to 3 vendors for quotes. Larson Siding and Windows has submitted a quote. These will be forwarded to the board as they are received.
  1. There are multiple pallets that need to be shipped here. Tom is checking on locations to store these pallets while work is scheduled and completed.
- E. UPDATE 3/8/21: A bid has been selected and the work is anticipated to begin in March.
  1. Shutters have been delivered. When the hardware arrives, the vendor can begin.
- F. **UPDATE 5/18/21:** The second shutter shipment and hardware has not arrived.
  1. The manufacturer stated that they are on backorder.

IV. **Next Board Meeting:** June 22<sup>nd</sup>, 5:30pm, 6323 29<sup>th</sup> Ave

V. **Adjournment:** With nothing left to discuss, the board adjourned at 7pm.