

BOULDER RIDGE ASSOCIATION  
2015 Quarterly Board Meeting  
Tuesday, July 14, 2015, 6:00pm  
Hampton Inn - Bandel Road

MEETING MINUTES

1. – **Welcome**
  - Call to order at 6PM.
  - Welcome and introduction by Association President. See attached list of attendees.
  - Board Members Present: Scott Davis (President), Sylvia Markham (Treasurer), Melissa Voss (Secretary), Deb Bennes (Board Member), David Byrne (Vice President).
2. – **Budget/Financial Review as of May 31 2015**
  - Collections/outstanding dues \$25,643.66.
  - Three units have delinquent balances over one year; all delinquencies are being addressed.
  - Income statement –
    - Expenses year to date \$105,724 versus \$116,000 budgeted
    - Net income year to date \$27,973
  - \$162,400 in budgeted expenses remaining for rest of year (from June 1<sup>st</sup> to December 31<sup>st</sup>).
3. – **Summary of account balances as of June 30, 2015**
  - Operating account: \$45,139.31
  - Reserve account: \$194,623.30
4. – **Progress on reserve funds**
  - Approximately \$250,000 in cash compared to \$60,000 in March 2012. Building up reserves is going well.
5. – **Review of last meeting notes/Open items**
  - Abandoned unit had a flood that affected surrounding units resulting in approximately \$50,000 in damage. Will collect \$5,000 from the mortgage holder for past dues and fines. Net loss to Association will be \$10,000.
  - There are two vacancies that need monitoring in colder months to prevent sprinkler burst issues.
6. – **Completed and pending projects**
  - Completed concrete project to fix cracks. Cost approximately \$11,000.
  - Oxford will add private property parking signs at each entrance this week. Violators can be ticketed or towed at owner's expense.
  - A major lawn sprinkler leak was repaired in May
  - Asphalt work on 28<sup>th</sup> and 29<sup>th</sup> Avenues set for next month by M&M. Approximately \$7,000 for all work.
    - Level the sunken section of road on the north side of the building on 28<sup>th</sup> Avenue,
    - Connect 28<sup>th</sup> and 29<sup>th</sup> Avenues.

- o Widen road on 29<sup>th</sup> Avenue and put flares where boulders are to allow garbage trucks easier access.

- Some pear trees and shrubs were replaced.

#### 7. – Doors, windows, and air conditioners

- Garage/entry doors, windows, and air conditioners are the homeowner's responsibility and need to have a uniform appearance.
- Some entry doors and garage doors need repairs or replacement. If garage doors are dented, Oxford may be able to push some dents out from the inside.
- The HOA will paint entry doors/trim and will replace door trim with vinyl as needed.
- Some storm doors had to be removed or replaced because they were non-compliant. There is an online Storm Door Installation and Maintenance Agreement on the [Boulder Ridge website](#) that describes the approved storm doors.

#### 8. – Roofing

- All 17 buildings are in need of new roofs. Some shingles have blown off and there are a few leaks. Vents and plumbing caps on the roofs are rusting and need to be replaced.
- Bid received by [Above All Roofing](#) for \$413,303. Gary Kline bid \$537,000 Have not heard back yet from two other roofing companies. Plan is to replace roofing over the course of three years (2016-2018). The Board proposes funding as follows:
  - o \$100,000 from the reserves, leaving remaining reserves for emergencies, etc.
  - o Initial assessment of approximately \$700\* per unit per year (\$313,303 divided by 142 units). \*Roofing quote could vary for 2017 and 2018.
- Need to make a decision by November 1<sup>st</sup> and move forward with roofing and assessments in 2016.
- We currently have leaks in 4 buildings that are defying our attempts to patch.

#### 9. – Rules & Regulations, enforcement

- Bylaws and declarations are in need of review/update. Have not heard from Toohey Law Firm. Any changes to bylaws and declarations require a 61% homeowner approval.
- Suggestions:
  - o Board members must be Boulder Ridge resident homeowners.
  - o Owners must own property for at least a year before they can be rented.

#### 10. – Resident input

- Non-resident children playing and riding bikes on property is a concern for residents. This is a private property and residents can call the police if needed.
- Landscaping around Boulder Ridge sign looks overgrown. Dan was out today working on shrubs. Sylvia Markham will contact Jim Whiting.
- Lawns are mowed at varying lengths and sections are missed. Grass clippings and clumps are found after mowing. Scott Davis will talk to Gibbs.
- Mulch is not uniform in color and quantity. Oxford used what they had and added to existing mulch as needed as a cost savings to the HOA. It costs

approximately \$5,000 per year to have new mulch added to all trees and the color fades in a year. Oxford plans to add new mulch to all trees next year, but may not be necessary every year.

- Trees
  - Trees along main drive on Boulder Ridge need attention. Oxford will work on the mulch around these trees and Scott Davis will address the grass growth in the mulch.
  - Some trees are uprooting. While this may be normal for certain types of trees, Sylvia Markham will talk to Jim Whiting.

#### 11. – Meeting Close

- Call for adjournment by President Davis.
- Meeting adjourned at 7:20PM.
- Next meeting tentatively scheduled for Tuesday, **October 20<sup>th</sup> 6PM** at Hampton Inn on Bandel Road.