



BOULDER RIDGE

Board Meeting

OCTOBER 13TH, 2020

Matik Office

Call to Order: Sylvia called the Meeting to order at 6:00pm.

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

Others Present: Tom Hill (Matik Management), Devin Dudley (Matik Management)

I. Metronet

1. **UPDATE:** Metronet will not be allowed to proceed until damage to the property is fixed completely.
 - A. Repair sod areas.
 - B. Repair retaining wall.
2. **UPDATE 10/13:** Tom took photos of the work. It is not complete and Metronet will not be allowed to continue with installation until the job is complete.

II. Maintenance

1. Concrete
 - A. The board discussed the bid on concrete and there was approval to start the concrete slab and the worst patio and sidewalk noted in the inspection.
 - B. Devin will get 1 more bid from Stone by Stone for work next spring.
 - C. **UPDATE 10/13:** The slab has been poured, as well as the walkway and patio for a unit that had significant heaving. The work looks very good.
2. 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.

3. Landscaping

- A. TREES: Tom is awaiting a detailed summary from a vendor, and he will forward it to the board for approval.
 1. There is a tree near 2861 Quartz Place that was cut down and needs to be replaced.
 2. **UPDATE 10/13:** The vendor has completed the inspection and will be submitting a summary soon.
- B. The board is discussing which bushes need to be replaced.
 1. Sara will walk the property and identify which bushes need to be addressed.
 2. **UPDATE 10/13:** In progress
- C. The board is discussing adding a small utility shed for storage of HOA items (i.e. extra siding, gutter extensions, etc.).
 1. Ask Brad to add a 12x12 concrete pad to estimate.
 2. Select a few options for prefab sheds.
 3. **UPDATE:** Work is in progress and will be completed by 10/1/20. The board will proceed with purchase of the shed.
 4. **UPDATE 10/13:** The shed is being ordered. The board agreed that the maximum price for the shed will be \$5,000. Landscaping will be placed around the shed for aesthetic appearance.
- D. Tom is gathering bids for lawn care and snow removal for the 2021 year.
 1. The board discussed bids, sprinkler contracts, etc.
 2. Sara will send a list of edits for Mikes contract, and Devin will work with Mike on the final contract.
 3. **UPDATE 10/13:** In progress
- E. Weeds
 1. There have been some complaints about the vendor missing some weeds when removing the rest around the property. Matik will speak with the vendor.

III. Insurance

1. Tom will get bids and communicate with the current provider about the pending change.
 - A. UPDATE: In progress; Devin is waiting to receive one more quote.
 - B. **UPDATE 10/13:** The board discussed this in further detail. There is still a compliance issue between the policy being offered by the current provider, and the Declaration.
 1. The third quote still has not come in.
 2. The board will review the two quotes we currently have.

IV. Annual Meeting

1. The annual meeting will be November 10th, 6pm, Hy-Vee Barlows, and online. Details coming soon.

V. Next Board Meeting: Annual

VI. Adjournment: With no other business, the Board Adjourned at 6:31pm.