



BOULDER RIDGE

Board Meeting Minutes

OCTOBER 21ST, 2021

Matik

Call to Order: The meeting was called to order at 5:34

Board Members Present: Sylvia Markham, Debbie Bennes, Rick Payton, Sara Sandleback.

Others Present: Tom Hill (Matik Management)

I. Financial Update

1. The current balance of assets is \$290,279
2. Budget Comparison
 - A. The Board reviewed the budget comparison from January through September. There are some categories where expenses are over budget, but the association is under budget overall by ~\$20,000. These will level out more as the fiscal year concludes.
3. 2022 Budget and Capital Plan
 - A. The Board reviewed the updated capital plan. Looking at the anticipated operating expenses, and the anticipated capital expenses, an increase in dues is necessary.

II. Spring Inspection Items

1. Concrete
 - A. Leveling should begin happening within the next few weeks. We are just waiting on the vendor.
2. Landscaping
 - A. We are waiting on Sargent's to provide the landscaping plans for the buildings and shed.

III. Maintenance

1. Shutter replacement
 - A. We are gathering new quotes for shutter replacement, due to an issue with the selected vendor. Most likely, this project will now be completed in 2022.
2. Mailboxes
 - A. With the new mailbox in place, we now need USPS to coordinate with the transfer. Keys will be distributed at that time.

IV. HOA Purview (Definition of Responsibilities)

1. Tabled until January

V. Next Board Meeting: Annual meeting on November 8th at 6pm.

VI. Adjournment: With nothing left to discuss, the meeting was adjourned at 6:45pm.