



# BOULDER RIDGE

Board Meeting Minutes

MARCH 14TH, 2024

Matik Office

**Call to Order:** Sylvia called the meeting to order at 5:31pm.

**Board Members Present:** Sylvia Markham, Debbie Bennes, Sara Sandleback, A. Bikkani

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

## **I. Financial**

**1. Balance Sheet:** \$287,057.41

**2. Budget Comparison**

**A.** The Board reviewed the budget comparison for January and February. In general, the expenses were as planned. There were a few line items that were over budget.

**1.** There have been more maintenance items, including plumbing line breaks in the mechanical rooms, than anticipated.

**2.** More required repairs, derived from the annual fire safety inspection, have been needed than expected.

**3.** Late submission of utility bills resulted in those invoices being paid in January, even though they are 2023 invoices.

**B.** Excluding the 2023 utility invoices, the association's total expenses were \$400 over budget.

## **II. Maintenance**

**1. Lawn/Snow Renewal**

**A.** The new two-year contract does not include an increase.

**B.** After discussion, the Board voted to renew the contract by a motion from Sylvia, a 2<sup>nd</sup> from Abhi, and unanimous approval.

## **2. Irrigation Renewal**

- A.** The renewal contract contained a \$50 increase.
- B.** After discussion, the Board voted to renew the contract by a motion from Debbie, a 2<sup>nd</sup> by Sylvia, and unanimous approval.

## **3. Mechanical Rooms**

### **A. Plumbing**

- 1.** With the copper wearing thin, we are experiencing cracks in the lines in the mechanical rooms.
- 2.** The correct resolution is to replace the copper lines with PEX. Quotes have been sought.
  - a. Felton Plumbing quoted the project at \$750 per mechanical room.
  - b. Paul Bunyan Plumbing has not submitted their quote yet.
  - c. The third plumbing company contacted has not returned correspondence.
- 3.** As time is of the essence, Debbie made a motion to have Felton Plumbing be engaged to replace the next 3 mechanical rooms while we continue to seek competitive bids. Abhi provided a 2<sup>nd</sup>, and the motion passed by unanimous approval.

### **B. Fire Suppression**

- 1.** There have been many repairs happening to the systems. Those repairs have been costly.
- 2.** Summit Fire was contacted to provide quotes on services to compare with the current vendor's pricing.

3. Ultimately, there are some potential cost savings in utilizing Summit Fire for repairs, but not for inspections or monitoring.
4. Matik will engage Summit Fire for labor when appropriate.

#### 4. Extermination

- A. The Board has been discussing rodent prevention on the exterior of the buildings. Two vendors were contacted for quotes.
  1. Bob the Bug Man – \$900 per year, plus initial 1,300 for set up.
  2. Lemke – \$10,201 per year
  3. The scope was different between the two vendors.
- B. The Board thoroughly discussed the issue. Ultimately, the Fall and Winter seasons we experienced this year were significant outliers to the norm, and higher than normal rodent activity has been noticed at several associations. As such, the Board decided to continue to monitor activity before engaging an annual contract for service.

#### 5. Louvers

- A. The vendor is completing the louver removal project. As discussed previously, the louvers are only ornamental, and many are in poor condition. The Board had evaluated the costs of repair, replacement, and removal, finding removal to be the most cost effective. This is the same decision Crimson Ridge made two years ago, a property very similar to Boulder Ridge.

#### 6. Spring Inspection

- A. Matik will be completing the spring inspection in April. They will be looking at the exteriors of the buildings and compiling

a list of work needing to be done, including asphalt, cement, siding, gutters, etc.

**III. Next Meeting:** April 25<sup>th</sup>, 5:30pm, Matik office

**IV. Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 6:39pm.