



BOULDER RIDGE

Board Meeting Minutes

JULY 11TH, 2024

Matik Office

Call to Order: Sylvia called the meeting to order at 5:34pm.

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

Others Present: Tom Hill (Matik Management), Carolyn Petersen

I. Administration

1. Board of Directors

- A.** There are two vacancies on the Board.
- B.** Carolyn offered to volunteer.
- C.** The Bylaws require the active Board to appoint members to the vacant seats.
- D.** Sylvia made a motion to appoint Carolyn Petersen to the Board of Directors. Abhi provided a 2nd, and the motion passed by unanimous approval.

II. Financial

1. Balance Sheet: \$301,129.05

2. Budget Comparison

- A.** The Board reviewed the budget comparison for the month of June.
- B.** While most expenses were in line with anticipated amounts, irrigation and grounds maintenance expenses were over budget.
- C.** Overall, expenses were over budget by \$1,500 for the month.

3. Accounts

- A.** The Board discussed options to earn interest on account balances.

- B.** Abhi made a motion for the association to open a money market account at Sterling, with the signers being Sylvia Markham, Abhi Bikkani, and Michelle Hill (Matik Management), and to move \$50,000 from the current reserve account into the new money market reserve account. Debbie provided a 2nd, and the motion passed with unanimous approval.

III. Maintenance

1. Lawn

- A.** There are areas where weeds are still present in landscaping beds.
- B.** Although the lawn vendor was engaged to pull these on a monthly basis, it does not appear that has taken place.
- C.** A new vendor will be engaged to complete this monthly task.

2. Irrigation

- A.** Repairs have been made to areas where heads were damaged.

3. Dryer Vents

- A.** We are awaiting quotes on dryer vent cleaning for 2024.

4. Spring Inspection List

- A.** The Board discussed the findings within the inspection list.
- B.** The list included additional bush/shrub replacements, fence leveling, siding repairs, concrete replacement, general repairs, tree removal and replacement, and gutter extensions. The repairs were approved by a motion from Debbie, a 2nd by Sylvia, and unanimous approval.
- C.** Gutter extensions will be added to the downspouts in lieu of the rubber mats. It is believed that the water has not been

successfully kept away from the buildings with the mats, and the gutter extensions will be able to move water down the driveways more effectively.

- D. Accounting for the financial cost of the upcoming asphalt project, and the repairs listed in the inspection, the Board discussed the scope of tree work for this year.
 - 1. Matik will speak with the vendor about options/scope included at a cost of ~\$6,000.

5. Shutters

- A. The warranty company did not send the correct amount of shutters to complete the remaining replacements. They will be asked to send the remaining shutters for the vendor to install.

IV. Next Meeting: August 15th, 5:30pm, Matik office

V. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 6:48pm.