



BOULDER RIDGE

Board Meeting Minutes

JUNE 22ND, 2023

Matik Office

Call to Order: The meeting was called to order at 5:35pm.

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

Others Present: Tom Hill (Matik Management)

I. Financial

1. Balance Sheet: \$292,143.91

2. Budget Comparison

A. The budget comparison for January through May showed expenses to be over budget by ~\$7,900. This was primarily due to the annual fire safety monitoring being billed out earlier than expected. That cost is \$7,752, and it is budgeted for July.

II. Maintenance

1. Spring Inspection Results

A. The Board discussed the items found during the inspection.

B. Concrete

1. Several walkways were noted as needing to be replaced, with others noted to be close to that point.

2. The Board directed management to proceed with those areas needing replacement, with the cost being ~\$18k.

C. Asphalt

1. The south property had new roadways and driveways installed two years ago. Industry standard is to seal that new asphalt after 2 years. This will be completed.

2. The north property has several areas needing replacement. A quote was received from Elcor. A second quote is coming from Seykora. Upon receiving that last quote, action will be taken by the Board. The cost is expected to be around \$120k.

3. A third quote will be obtained if it can be received expeditiously from the vendor.

D. Bushes

1. The list of over 100 bushes was sent to Sargent's for a quote. The Board approved up to \$10,000 toward this project. Upon receiving the quote, action will be taken.
2. Sargent's has blocked off time for the association to complete work.

E. Trees

1. There are several dead trees on the property. Olson Tree Service will be on-site to identify and price this project.
2. A replacement plan will be created.

F. Power Washing

1. The north side of building 9 needs to be power washed. This was approved.

G. Garage Doors

1. Two garage doors were noted as being damaged. Those homeowners will be given the option of replacing the doors with a vendor of their choice, provided an alteration request form is submitted and approved. Alternatively, the association will replace the doors, with the cost being assessed to the two units.

H. General

1. General repairs were discussed, including painting of door trim and minor siding repairs. Those will take place.

2. Shutters

- A.** The vendor reached out to management about difficulties locating a color match to one of the shutter colors.

Management provided them with the original shutter information and where to purchase them.

B. We are expecting this project to be completed very soon.

C. A Board member noted seeing some screws sticking out of a few new shutters. The vendor will be alerted to this.

III. Next Meeting: July 20th, Matik office, 5:30pm.

IV. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 7:15pm.