



# BOULDER RIDGE

Board Meeting Minutes

AUGUST 15TH, 2024

Matik Office

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

**Board Members Present:** Sylvia Markham, Debbie Bennes, Carolyn Petersen

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

## **I. Financial**

**1. Balance Sheet:** \$304,003.72

**2. Budget Comparison**

**A.** The Board discussed the budget comparison for the month of July. Overall, the expenses were under budget by \$8,343. For the year-to-date, the expenses are under budget by \$4,961.

**B.** These will even out as the maintenance items are completed and paid for.

**3. Insurance**

**A.** The upcoming renewal includes another 30% increase in the premium.

**B.** Unfortunately, there are very few carriers willing to write policies for large, residential properties, due to the increase in wind/hail claims.

**C.** The broker is continuing to seek competitive quotes.

## **II. Maintenance**

**1. Irrigation**

**A.** General repairs have been being completed. The repairs necessary have been less than previous years.

**2. Dryer Vents**

**A.** The vendor has been selected, and the dryer vent cleaning will be taking place in September or October.

**3. Spring Inspection List**

- A.** Asphalt will be completed in the next 30-45 days.
- B.** General repairs are in process, with a few items remaining.
- C.** Concrete replacement at selected locations will take place in September.
- D.** Plant replacement will take place over the next month.
- E.** Tree removals and replacements will take place over the next few months.
- F.** Many of these items have come in under anticipated amounts.

**III. Next Meeting:**

- 1.** October 10<sup>th</sup>, 5:30pm, Matik office
- 2.** Annual Meeting – November 14<sup>th</sup>, 6pm, VFW

**IV. Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 6:20pm.