



BOULDER RIDGE

Board Meeting Minutes

JANUARY 10TH, 2024

Matik Office

Call to Order: Sylvia called the meeting to order at 5:40pm.

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

Others Present: Tom Hill (Matik Management)

I. Administration

1. Appointments

- A.** The Board is tasked with appointing directors to the Board, as there was not a quorum at the annual meeting that would allow for an election.
- B.** The appointments last until the next annual meeting in which an election can take place.
- C.** Debbie nominated Sylvia Markham to the Board of Directors. Sylvia was appointed by unanimous approval.
- D.** Sylvia nominated Debbie Benson, Jean Herda, Abhi Bikkani, and Sara Sandleback to the Board of Directors. All nominees were approved.

2. Officer Elections

- A. President**
 - 1.** Jean nominated Sylvia Markham as President. Sylvia was elected by unanimous approval.
- B. Vice President**
 - 1.** Sylvia nominated Debbie Bennes as Vice President. Debbie was elected by unanimous approval.
- C. Treasurer**
 - 1.** Jean nominated Abhi Bikkani as Treasurer. Abhi was elected by unanimous approval.

D. Secretary

1. Jean nominated Sara Sandleback as Secretary. Sara was elected by unanimous approval.

3. Grounds Committee

A. The Board discussed the creation of a Grounds Committee for Boulder Ridge.

1. There are a few members who have been active participants in assisting the Board with identifying issues around the community grounds.

2. The Grounds Committee would be instrumental and effective in aiding in the identification, planning, and correction of building and grounds items.

3. The committee would also be a beneficial way for volunteering members to learn how the Board operates, so those interested could volunteer for the Board of Directors at subsequent meetings and have significantly less initial training needed.

B. After thorough discussion, Sylvia made a motion to create a Grounds Committee with the scope discussed. Debbie provided a 2nd, and the motion passed by unanimous approval.

C. If any members are interested in volunteering, please contact Tom at Matik.

II. Financial

1. Balance Sheet: \$268,003

2. Budget Comparison

- A. The Board reviewed the budget comparison for the month of December.**

- B.** Overall, the association was over budgeted expenses by \$11,000 for the month, and by \$16,000 for the year.
 - 1.** This was due to insurance increasing significantly, which was a \$12,000 to that overage, and an unforeseen QR inspection, 20-year requirement for the fire suppression system, which was a \$10,000 overage.

III. Maintenance

1. Snow Removal

- A.** The Board discussed the work quality from the first snow event. Overall, there were no noted issues.

2. Mechanical Rooms

- A.** There have been 3 different line breaks in the plumbing in the mechanical rooms.
- B.** The plumber noted that the copper is getting thin, and he expects the problem to continue. His suggestion was to change out the copper to pex. His rough estimate was \$500 to \$700 per mechanical room.
- C.** The Board discussed options. Building 4 has had two separate leaks, and the Board will be proceeding with the suggestion for that building. Additional quotes will be received before deciding whether to preemptively complete the other 16 mechanical room changes.

3. Extermination

- A.** A member had contacted Matik about a possible mouse in a wall.
- B.** The Board discussed whether interior extermination would fall under the association's purview, or whether that would be each homeowner's responsibility.
 - 1.** The current Rules and Regulations state that homeowners are responsible for extermination needs

within each home, and the association is responsible for extermination on the exterior of the buildings.

- C. The Board discussed engaging an exterminator to set and monitor traps on the exterior of each building.
 - 1. Matik will obtain 2 quotes on preventative extermination efforts from vendors in town.

4. Louver Removal

- A. A quote was obtained to remove all the decorative louvers on the buildings. They are in poor condition. A similar association had them removed.
- B. The quote was \$9,518.
- C. After discussion, the Board voted to proceed with removal, contingent upon reviewing two other quotes, by a motion from Debbie, a 2nd by Jean, and unanimous approval.

IV. **Next Meeting:** 2nd Thursday of each month, 5:30pm, Matik office

V. **Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 6:59pm.