



BOULDER RIDGE

Meeting Minutes

AUGUST 7TH, 2025

Matik Office

Call to Order: Debbie called the meeting to order at 5:32pm.

Board Members Present: Debbie Bennes, Pam Parker-Pahl, Deb Jensen, Tyler Higgins

Others Present: Tom Hill (Matik Management), Emily Bents, Lauren Hubbard

I. Financial Report

1. Balance Sheet: \$301,430.49

2. Budget Comparison

A. The Board reviewed the budget comparison for the month of July.

B. Overall, the association was under budget on expenses for the month by \$13,451. However, RPU did not send July invoices in time for them to be included in the July financials, which equates to about \$5,500.

II. Landscaping/Maintenance

1. Spring Inspection Updates

A. Power Washing

1. Only the North side of Building 17 remains. We are continuing to try to find homeowner volunteers to provide water spigot access in that area.

B. Landscaping

1. Sargent's was onsite today to complete the plant replacements.

2. An updated quote was provided for the other work, including the 2 tree plantings.

1. Deb made a motion to approve the revised quote. Tyler provided a 2nd, and the motion passed by unanimous approval.

C. Entryway Landscaping

1. Debbie and Deb weeded the area. There are a few large weeds that could not be removed and a vendor will come in to take care of these.

D. Painting

1. Trim painting is expected to start on Wednesday, August 13th, weather permitting.

E. Fencing

1. The 18 fences identified have been leveled. Two additional fences were added, as they abutted already identified fencing.

- F. Siding**
 - 1. Additional siding is being ordered, then the minor repairs will be made.

- G. Concrete**
 - 1. The identified concrete areas have been replaced.

2. Tree Down

- A.** A large tree, located on a neighboring property, split during the last storm. Half of the tree landed on the association's property.
- B.** The neighbor was contacted about removal of the tree. The neighboring property is part of the First Homes program, meaning that the resident owns the house and the land is owned by First Homes.
- C.** No response has been received to the original contact or the follow up contact.
- D.** A quote is being obtained, and the work will be scheduled to be completed. Matik will continue efforts to recoup the cost from the neighbor.

III. Administration

- 1. Annual Meeting Date**
 - A.** November 13th, 6pm, VFW
- 2. Association Responsibility**
 - A. Background**
 - 1. The Board had received some requests for window replacements, reimbursements for replacements, and a request for repairs to a Limited Common Element.
 - 2. The State's Statute recognizes all repairs and replacements to areas other than the Common Elements to be subject to assessment to the homeowner(s) that benefit from the work completed.
 - 3. The way the Declaration for Boulder Ridge is written, there is ambiguous language pertaining to what is included in the Common Elements.
 - 4. The Board engaged an attorney to provide a legal opinion on this language. The attorney's legal opinion was received, and it stated that, per the Declaration, all Limited Common Elements are to be

considered Common Elements, requiring the association's funds to be used for repair or replacement of these items.

B. Amendment

1. As this language will increase the costs to the association, the Board discussed giving the membership the option to amend the Declaration to reflect the language within the State's Statute.

C. Windows

1. The Board discussed and created a procedure for addressing requests for window replacement, as well as for a reimbursement request from a member who replaced windows.

2. Need

1. Windows would be replaced with the establishment of functional loss. If glass is cloudy, meaning the seal has broken, the glass will be replaced.

2. In the event of a reimbursement request, some evidence of need would be required.

3. Cost

1. The association is gathering pricing on each window. In the event there is a reimbursement request, the pricing received from the association's vendor would be used, as this would represent the type of window the association would have purchased.

4. Proof

1. For reimbursements, a proof of purchase would be required.

5. More discussion on this will take place.

IV. General/Open Forum:

1. Roof Leak

- A.** A homeowner spoke to the Board about damage on the interior of her home due to a leak from a vent on the roof.
- B.** Discussion took place on whether a leak from a vent would constitute negligence on the behalf of the association.
- C.** In the meantime, while the Board discusses this, the homeowner was asked to send the Board the quote of repair costs.

- 2. Cables
 - A. A homeowner spoke to the Board about a need for repair to cables providing internet service to her home.
 - B. After discussion, it was realized that this would be an association responsibility. As Tyler has expertise in this work, he will be the contact point for Spectrum to have this work completed.

 - V. **Next Meeting:** September 2nd, 5:30pm, Matik office

 - VI. **Adjournment:** With nothing left to discuss, the meeting was adjourned at 7:00pm.
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Boulder Ridge Website



For questions, comments, or concerns, please contact Matik Management at association@matikmanagement.com, or communicate through the website.