



BOULDER RIDGE

Board Meeting Minutes

JUNE 11, 2026

Online

Call to Order: The meeting was called to order at 5:27pm

Board Members Present: Pam Parker-Pahl, Deb Jensen, Debbie Bennes, Abhi Bikkani

Others Present: Jacquie Morrow (Matik Management)

I. Financial Report

A. The current balance of assets is \$329,162.

B. Budget Comparison

1) May

- a.** Income from dues was as expected.
- b.** The annual fire safety monitoring was paid.
- c.** Utilities were over budget as the association paid for two RPU billing cycles.
- d.** Total expenses were over budget.

2) Year-to-Date

- a.** Direct expenses are under budget.
- b.** Utilities are slightly under budget.
- c.** Total expenses are under budget.

II. Maintenance

A. Driveway Replacement

- 1)** The association hopes to replace 20 driveways this year.
- 2)** One quote has been received.
- 3)** Additional quotes are being sought.

B. Trim Painting

- 1)** This work is being scheduled.

C. Siding and Gutter Extension Replacement

- 1)** The association is waiting for a quote for siding replacement.
- 2)** Gutters extensions that are missing will be replaced. Those that are misshapen will be repaired.

D. Concrete Repair

- 1)** The association is waiting for a quote for concrete repair/replacement.

E. Fence Leveling

- 1) The vendor provided a quote of \$165/fence to repair and level the fences. The price is in line with previous repairs.
- 2) The board approved the quote.

F. Homeowner Responsibility

- 1) Owners whose lawns were noted to have pet damage have been notified.
- 2) The owner can either repair the damage themselves, or a vendor will be hired, and the cost will be assessed to the owner.

III. Landscaping

A. Irrigation

- 1) There are a number of non-rotating heads that need to be replaced.
- 2) There are also various issues (wire path shorts, damaged valves, zone line breakdowns) that are being addressed.

B. Tree Removal/Plantings

- 1) Sargents will assess the trees and provide recommendations for removal and replacement.

IV. Next Meeting: July 9 at 5:30pm, Matik office

V. Adjournment

- A.** With no additional items left to discuss, the meeting was adjourned at 5:59pm.

**Please contact Matik Management with any questions or concerns:
association@matikmanagement.com**

Boulder Ridge Website

www.boulderridgerochester.com

