



BOULDER RIDGE

Board Meeting Minutes

AUGUST 13, 2026

Matik Office

Call to Order: The meeting was called to order at 5:39pm

Board Members Present: Deb Jensen, Debbie Bennes, Carolyn Petersen

Others Present: Jacquie Morrow (Matik Management)

I. Financial Report

A. The current balance of assets is \$367,399.

B. Budget Comparison

1) July

- a.** Income from dues was as expected.
- b.** Direct expenses were over budget due to a large number of completed spring maintenance items.
- c.** Utilities were under budget.
- d.** Total expenses were over budget.

2) Year-to-Date

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

II. Maintenance

A. Concrete Repair Bid

- 1)** Link-Krete assessed the concrete at the association.
- 2)** There were seven locations that were determined to be in need of repair or replacement this year.
- 3)** Another quote will be sought.

B. Trim Painting

- 1)** The trim painting was scheduled for this week but had to be moved back due to rain.

C. Driveway Replacement

- 1)** 24 driveways are scheduled to be replaced.
- 2)** Once a date is set, those members who will be affected will be notified.

D. Boulder Ridge Sign Lighting

- 1)** It was noted that the lighting around the sign is out.

- 2) Maintenance will address this tomorrow.

E. Irrigation

- 1) Major repairs have been completed.
- 2) The vendor continues to address small issues.

F. Siding Repairs

- 1) Finding color matches for the siding was a lengthy process.
- 2) These repairs have yet to be scheduled.

III. Landscaping

A. Weeding

- 1) The board noted improvement around the entrance sign.

IV. Open Forum

A. Common Area Use

- 1) The board agreed to add two signs to the recreation area between 28th Avenue and 29th Avenue.

V. Next Meeting: September 10 at 5:30pm, Matik office

VI. Adjournment

- A.** With no additional items left to discuss, the meeting was adjourned at 6:22pm.

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

Boulder Ridge Website

www.boulderridgerochester.com

