

**BOULDER RIDGE CONDOMINIUM ASSOCIATION  
ANNUAL CO-OWNER MEETING  
MINUTES  
6/13/07**

**Meeting called to order at 7:35 PM**

**Co-owner quorum certified**

**Chris Hornbeck, Board President, introduced the Board of Directors and Sylvia Comeau from Premier Condominium Management**

**The 2006 Annual Meeting Minutes were unavailable.**

**President's Report:**

**Chris advised everyone that the Board has been functioning with one member short, as one of the Board Members resigned due to the sale of his unit. They have also been working diligently to resolve the remaining Developer issues. Meetings with Ed Allward from the City were held in the hopes of resolving the drainage issue but to date the problem still remains even after some minor attempts, due to pressure by Mr. Allward, by the Developer. The Board obtained the services of GEO Tech Engineers for testing of the N.E. corner of the complex and the Board is still awaiting the results of the tests and their recommendations.**

**The Board discussed in detail taking legal action against the Developer but feels that the cost would be extensive for the Association with no guarantee that the Association would win their case.**

**Remaining developer issues were discussed such as several serious problems with front porch areas that have not been properly addressed by the Developer. Shrubs that have not been replaced are also an on-going issue, along with downspout drainage issues, which are currently being investigated by the Board. Any Co-owner having outstanding work requests should notify Sylvia at Premier, as there was no file furnished showing outstanding work orders.**

**Premier's maintenance staff provides on-going on site inspections on a regular basis which provides the Board with current maintenance information. The change in management companies was a result of lack of proper communication by the previous company and timely follow up.**

**The lawn and snow service contract has been renewed with Winter Green due to their prices and satisfactory work to date. There is a major mulching program in progress for the front entrance and the outlying areas, except the bed areas by the buildings. Due to the cost involved of \$15,500.00 just for this portion of the work the Board elected to do the mulching program in phases. Dynamite Services has been hired to service the sprinkler system this year.**

**WOW Cable is not available at Boulder Ridge due to the Developer signing a contract with Comcast, which expires in 2010.**

**There have been several foreclosure actions started due to delinquent account balances and Chris believes that several did bring their accounts current. The delinquent accounts are being monitored very carefully and any account over six months in arrears is subject to foreclosure action.**

**The Board has been lenient to date with For Sale Signs but would like to implement a program in the future that would limit the size and location of the signs. Reminder to everyone that BBQ Grills cannot be used on balconies and/or patio areas and must be positioned at least ten (10) feet from the buildings. This is not only a Bylaw Restriction but is a Fire Code.**

**The Boulder Ridge Web Page has been completed and information is now available to all Co-owners, including contact information for Premier. The monthly Board Meeting Minutes will also be posted on the website. (BoulderRidgeCondo.com)**

**Board and Management performed a recent walk through of the complex and a list of action items are being developed from this walk through. The Board will review the list and prioritize the issues.**

**Trash has been an on-going problem and everyone was reminded to place the trash in a black trash bag and put out for pick-up after 7:00 PM.**

#### **Election:**

**Nominations were open to the floor and as there were no nominations the two candidates running were elected by acclamation for a two year term. The Board will pursue the open position by appointing a Co-owner at a later date.**

#### **Financial:**

**The six month financial report from Key Properties was provided along with a current balance sheet from Premier. The Board will provide the Co-owners a current financial report for May when they receive it from Key Properties.**

#### **Open Discussion:**

**Parking issues were discussed and Chris mentioned that he would like to see a sign posted at the front entrance regarding towing due to continued problems with street parking. This will be discussed by the Board at an up coming meeting. Co-owner mentioned that larger trash containers should be used to avoid trash being scattered around the premises. Landscaping is an issue due to some of the areas having dead shrubs and no mulch for several years. Suggestion made to allow 15 Minute Parking at the ends of the driveways. Painting project is needed and resealing the parking lot. Co-owner suggested that the Board consider raising the monthly dues \$10.00 per unit per month to be applied towards a beautification program. Several dead pines need to be replaced. Dryer vents are a concern of the Co-owners due to birds nesting. The Board is addressing this problem. Installing a Speed Limit Sign was suggested.**

**Meeting adjourned at 9:00 P.M.**