

THE BOULDER RIDGE CONDOMINIUM ASSOCIATION
2008 CO-OWNER ANNUAL MEETING
8/7/08

Meeting called to order at 7:30 p.m.

The President of the Board, Chris Hornbeck, introduced the remaining Board members and the management company.

Sylvia Comeau from Premier certified that a Co-owner quorum was present in person and by proxy

The 2007 Annual Meeting Minutes were reviewed and approved as presented.

Presidents Report:

Chris Hornbeck updated those present on the issues and business transacted during the 2007 period. He advised that there were currently only four members on the Board, as one member submitted a resignation due to the sale of the unit. The Board and Management work together on the day-to-day operations of the Association and the Management company obtains bids for Board review and final decision. Co-owner concerns are also discussed and reviewed as they arise and are reported. Premier's head of maintenance holds a builders license and is available for inspection of projects on site when required. The lawn and snow service has been performed by Winter Green and they appear to have performed a satisfactory job.

The Special Projects are underway with the mulching project on schedule, which includes all of the outlying common areas and areas adjacent to the front of the buildings. The problems with the downspouts were addressed. The underground electrical problems are also being addressed.

The on-going drainage problem was discussed at length with Ed Alward from the City and the Co-owners. There is no easy solution to this problem, as the plans have been reviewed and there is no explanation as to the way the underground lines were laid. The Board is currently obtaining quotes from qualified engineering firms to investigate and present plans for the solution to this drainage issue. In order to obtain all of the information available and address this costly project properly it may become necessary to schedule this work for 2009. The Board will keep the Co-owners updated on this costly project as it progresses.

Wow Cable cannot be installed on the condominium premises due to the contract with Comcast. This contract was entered into by the Developer and is in effect until 2010.

There are several units that have been excessively delinquent in their maintenance fees and foreclosure action was necessary.

For Sale Signs are prohibited on the property without written authorization by the Board and those in violation have been notified. BBQ Grills cannot be used on the balconies and/or patio area and must be 10ft away from the building when in use.

The Board is looking into establishing a Web Page for the Association, where meeting minutes will be posted and other pertinent Association information will be available to the Co-owners.

Remember when placing your trash out for pick up to make certain that it is properly packaged to avoid littering the grounds and do not place it out too early as this allows an increased potential for littering.

Reminder to the Co-owners that parking has been an issue and that it is not allowed at the ends of the parking lot (park towards garages only). Street parking is also a problem. Dog feces is a problem that is not only unsightly but creates damage to the common grounds and is a Bylaw violation. Unauthorized satellite dishes are also being addressed.

A painting project is being considered, which would be performed in phases over a five year period and sealcoating of the roadways is also a future project being checked into.

Election:

There were three openings on the Board and two candidates. Motion made and carried to approve by vote of acclamation, as no other nominations were received from the floor. Motion made and carried.

New Board of Directors are: Chris Hornbeck, Christine Champine, Amy Rutledge and Eric Tomie

Financial:

Chris Hornbeck reviewed the year end financial information and discussed the action being taken against the chronic delinquent accounts.

Open Discussion:

Co-owner recommended that the Board consider having the dryer vents cleaned. Dead pine tree needs to be replaced. Suggestion made to have a \$10.00 increase in the monthly maintenance fee for beautification projects.. There are shrubs that need to be replaced.

Meeting adjourned at 9:10 p.m.