

BOULDER RIDGE CONDOMINIUM ASSOCIATION  
2014 ANNUAL CO-OWNER MEETING  
6/12/14

The meeting was called to order at 7:00 p.m.

Those present certified that the quorum was met based on those present and the proxy forms submitted.

The Board of Directors and Co-owners were introduced.

The minutes from the 2013 Annual Co-owner Meeting were reviewed and approved as presented. Motion made and carried to approve the minutes as presented

The Board President, Chris Hornbeck, reviewed the projects that were completed in 2014 and updated those present on the pending projects and those currently under consideration by the Board. He also reviewed a few of the major issues still in existence. He noted that the trash situation is continuing with some residents ignoring the rules pertaining to containment and placement of the trash thereby creating problems including but not limited to littering of the grounds. In addition he noted that another serious concern of the Board is the use of grills on the balcony areas as this is not only a fire hazard but could also result in higher insurance premiums and asked those present to comply with the regulations pertaining to this important restriction. He also advised that those in violation are being fined if identified.

The Board President reviewed the financials for the 2014 period and provided information pertaining to previous years and the difficulty that the previous Board of Directors had with meeting on-going fixed expenses due to inherited issues from the developer and higher than normal delinquency during the down turn in the economy. He noted that with the establishment of the aggressive collection efforts put in place, along with the upswing in the economy resulting in fewer foreclosures and bankruptcy situations, the delinquency rate has decreased.

During his financial presentation he also addressed questions relating to the expenses and noted that in order to protect the co-owners investment that it was necessary to raise the monthly fees and levy additional assessments as the funds were not available to cover the expense of the much needed repairs.

**Election:**

There were three openings on the Board and three candidates; however, prior to the election Chris Hornbeck announced that he would not rerun for another term, leaving two candidates on the voting ballot. Matt Starrman and Dan Rutledge. Nominations were open to the floor; however, with no nominations presented, the floor nominations were closed. A motion was made and carried for a vote by acclamation. The new Board members are: Matt Starrman and Dan Rutledge and the remaining Board member is Ken Barber leaving two open positions on the Board.

**Open Discussion:**

The Co-owners present raised questions regarding snow removal,, trash issues and violations . Questions were also raised regarding the delinquent accounts. The Board addressed the questions and concerns as they were presented by the individual co-owner.

Meeting adjourned at 8:55 p.m.