

BOULDER RIDGE CONDOMINIUM ASSOCIATION
2016 ANNUAL CO-OWNER MEETING
6/8/16

Meeting called to order at 7:00 p.m.

Motion made to approve those co-owners present as a quorum. Motion made and carried unanimously.

Introduction of Board of Directors and Co-owners

The 2015 Annual Co-owner Meeting Minutes were reviewed and approved as presented. Motion made and carried to approve.

Presidents Report:

The Board President provided updates on the completed projects in 2015, including asphalt, concrete repairs on a priority basis along with brick repairs, caulking and drainage work. The painting project was completed in 2015 due to negotiations with the contractor for an interest free payment plan. The painting of the front unit entry doors is in progress and was a part of the painting project so all doors would be uniform. The Board and Premier also perform an annual walk through of the grounds for the purpose of identifying and establishing a priority project list including concrete and brick repairs. Periodic inspections of the property and buildings are also performed during the year. In addition to the completed projects the Board is looking into installing address signs at each of the buildings in order to allow for better identification of the building addresses and landscaping issues are being discussed for future plans. Application for FHA approval is in progress.

He also reported that the Board is working on a plan for funding future projects such as roofing and are considering incorporating this plan into the budget through increases in the reserve account. The roofs have been inspected and are reported to have a life expectancy, depending on future weather conditions, of approximately 7 years. Investigations into the separation of the water and sewer are under consideration; however, the initial expense for this project could be costly but would have a positive impact on future water costs. The cleaning of dryer vents is also being investigated. FHA application is in progress but is involved and due to new requirements delays have occurred.

Two new benches were purchased and one was donated through contribution by a vendor. He reminded everyone that efforts continue to try and resolve the on-going trash problems with those residents that do not comply with the rules pertaining to proper placement and containment of the trash. Those that can be identified are being fined.

Everyone was reminded of the restrictions pertaining to the proper use of BBQ Grills due to potential fire hazards they present if not properly used and monitored. Grills cannot be used on the balcony and/or patio areas and fines will be levied to violators.

The Rules and Regulations are being updated and will be posted on the website and periodic information pertaining to the Association will also be posted. The Board encourages co-owners to make use of the website.

The mulch program is scheduled on a rotation basis between the front entrance and the building landscaped beds. He also reported that there was vandalism to the entry signs and several letters were stolen and will be replaced by Hunt Sign Company. He encouraged everyone to report anything that appears to be suspicious to the Rochester Police.

Financial:

The year end and year-to-date financial report was given by Brien Mack from Premier. He provided the written financial reports and the related pie charts to those present. The Board has kept within the restraints of the budget even with the high cost for salting during the winter months and insurance deductibles due to claims relating to ice backup and/or frozen pipes during the winter months although these incidents were less this year due to the weather conditions. The delinquencies have decreased and there are currently 5 delinquent accounts and two at legal at this time. Brien addressed questions from Co-owners relating to the financial report.

Election:

There were three openings on the Board and one candidate. Nominations were open to the floor. There was one nomination from the floor and a motion was made to close the nominations. Motion made and carried.

As there were three openings and only two candidates a motion was made to vote by acclamation. Motion made and carried.

Matt Starrman and Jerry DiMaggio were elected to the Board of Directors.

Open Discussion:

Major issues that the Co-owners were concerned with were dogs barking all day long, parking issues, trash issues and continued use of grills.

Several co-owners reported that U and S had made appointments with them for having their door painted but did not show up. Sylvia from Premier will look into this issue.

Co-owner advised that ants and spiders are a problem this year. Insect infestations are covered through the contract that the Association has with Eradico and co-owners should contact Premier to report.

Meeting adjourned at 8:45 p.m.