



BoulderRidgeCondos.com



CONDOMINIUM MANAGEMENT, LLC

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Boulder Ridge Condominium Association

Annual Meeting Minutes

April 27, 2017

Call to Order: 7:00pm

Quorum Certified: By acclamation (26 residents out of 156) 16.67%

2016 Annual Meeting Minutes Approved:

Presidents Report:

- Dryer vent cleaning was completed
- Address signage updated.
- Painting project started 2012-2015 (3yrs early)
- Not starting phasing again now there will just be touch ups until further notice.
- Four doors remain to be painted, it is co-owner responsibility, but BOD decided to do them.
- Lamp posts have been painted.
- Address signs above the garages are fading, but are costly to replace.
- Gazebo was painted (for free) It is peeling quotes are compiled for alternatives.
- Drainage project is ongoing new areas were identified in 2016.
- Road/Sidewalk repairs still working on the final areas.
- Porches/Patios, Brick and tuck pointing 2016 bids were approved and work is scheduled now.
- 2017 two more pending
- Rules and Regulation/Matrix of Responsibility will be published in three months.
- Garbage Issues/Recycling information has been included on the Boulder Ridge Website.
- Mulching will be done every other year.
- Lawn repair will be done this year (hydro seed as an option)
- Flower planting will be done by committee instead of Pro-scape (Volunteers needed see website or contact PCM)



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Future Projects:

- Reserve Funding
- Porch lighting program
- Roofing (3 to 4 years)
- FHA Approval for Boulder Ridge Condominium Association
- For sale/Rental section added to the website.

Pro-scape used too much salt on the porches and did not plow soon enough

No Nominations from the Floor:

Vote by acclamation:

Three candidates/Three positions

1. Ken Barber
2. Karen Bennett
3. Megan Reese

Open Discussion:

- Mailboxes – contact Superior Lock and Key
- Enforcing 1 pet rule
- Solutions for parking problems
- Tree that was hit by the car at the walk-thru it was alive
- The tree with exposed roots near porch (remove?)
- Megan has a downspout on the side of her building for 2 years. Open work order
- 1841 Roger Cox Bee's rear/patio – open work order for Eradico
- 1916 Carolyn Samuels are the roof repairs done she had 3 leaks.
- 1806 Dave Godfrey tree roots above ground in front of his condo. Driveway is not level water is getting into his garage. Open work order.
- 1853 Tara Bergeron open work order Eradico for roly polys.

Adjournment: