

## **Boulder Ridge Greens Property Owners Association Board Meeting of June 27, 2024 – Meeting Minutes**

The second quarter 2024 POA meeting was held on June 27. All Board members were present, along with 10 members of our Greens community.

Meeting was called to order at 7:00 pm by President Ryan Gish. Welcome to the 4 new homeowners and their families to the community. The minutes from the prior board meeting of April 17, 2024 were accepted as written and submitted into record.

Treasurer Report: Matt Candir provided updated current financials. Printed copies were available for all attendees. Emails were sent June 27 to delinquent accounts (dues from January). The Bi-annual dues are due July 31, 2024. Please note there is a NEW mailing address which was included in the mailing. The Board continues to work toward digital payment options. 2 additional quotes have been received and are under review. Our goal is to keep any expense related to this option as low as possible.

ARC: Brian Resac reminded all that some work does require a deposit and an approved ARC form. (Note: forms can be found on our website.) 3 more projects had been closed the past week. We have been receiving complaints from the village and service providers (Trash, USPS) to get trees trimmed according to LITH ordinance which is a clearance of 8' above the road surface. A resident brought up mowing needed along the course in spots. The Board will again reach out to the Clubhouse to remind them of their responsibilities. It is the season for work, so if you have any questions, please check the website or feel free to contact the Board. We are here to help.

President's Report: Ryan Gish gave an update on the 'construction' on Sundays topic. No building by contractors should take place on Sundays, however, interior work is fine.

- 8 violation letters have been sent out relative to our community standards (grass length, dead trees, etc). The ARC is working to complete their review of the homes in the community.
- As reported at last meeting, discussed options for Retention Pond aeration.
- Snowplow RFP process to begin July 1<sup>st</sup>.
- The Board will be reviewing our current Rules and Regulations to update any out of date sections for submittal at the next HOA meeting. Please note: this is only for the R&R, there will not be any impact to any By-Laws.

Open session:

- Trash Cans: As a reminder, our ordinance follows the village which is to keep trash bins either in your garage, or on the sides or back of your home. If you regularly have more trash than fits into one bin, please work with the trash collector to obtain additional bins.
- Concerns about gatehouse allowing in people without
- Question regarding the gates and attendants status: the Master Board did receive bids. The final decision rests with the Master Board and any announcements will come from them. They will have coverage in place when the old contract runs out.

Meeting adjourned at 7:47pm.

*The next Board meeting is scheduled for **September 19, 2024 at 7pm** and will be held at the BRCC.*