

Boulder Ridge Greens Property Owners Association Board Meeting of April 17, 2024 – Meeting Minutes

The first meeting of 2024 with the new Board was held on April 17. All Board members were present, along with 7 members of the Greens community.

Meeting was called to order at 7:04 pm by President Ryan Gish. The minutes from the prior board meeting of Dec 13, 2023 were submitted into record. (Motioned by Georgia Majors, seconded by Lowell Shepherd.)

Treasurer Matt Candir updated on current financials. \$80K has been invested in a one year CD @5% to take advantage of the current market and make our funds work for the community. 2023 taxes were completed and submitted. As much as possible, we have set up automated bill pay for appropriate accounts. For the 2024 year, Paid Assessment Fee Letters (required for home sales/closing) will be \$125. (Note, the Master Board charges \$200.)

Aged Receivables: in January, there were 32 homes of the 177 that had not yet paid dues. Reminder letters were sent, and second step calls/emails were made/sent. There were 8 remaining open, with a commitment from 4 of these that payments were on the way.

Brian Resac provided an update on the ACC. Since the beginning of the year, 2 applications have been closed, leaving us with 5 open applications.

Secretary Georgia Majors noted meeting minutes will be posted to the website going forward.

Other business:

- Please note the new board is reviewing all contracts and will adjust as needed. In May, we will begin the RFP process for snow plow services for the 2024 winter season. Please note that any claims for damage from this past season needs to be reported by May 15, 2024. The last newsletter outlined steps to report damage.
- Reminder: LITH rules and regulations require that dogs must always be leashed on walks.
- The ARC committee will soon begin the first of the community walk throughs. If you are interested in serving on the ARC committee, please reach out!
- Some of you may know that Mary Ellen Coens, our bookkeeper, is moving. She will continue to provide us with her services, so there will be an updated P.O. box for sending dues. Please do not drop checks at the guardhouse.

Open session:

- Jenny Rana has volunteered to monitor Facebook and will be the boards conduit to get information out to the community (thank you, Jenny!). The Board will use the newsletter, FB, and our website to get updates published.
- With spring upon us, the board is looking at options for proactively aerating and managing the retention pond to keep maintenance expenses down (eg: Solar panels).

Meeting adjourned at 8:17pm.

*The next Board meeting is scheduled for **June 11, 2024 at 7pm** and will be held at the BRCC.*

