

Boulder Estates HOA Annual Owners Meeting Minutes

11/21/17

Meeting called to order by Co President Sarwar P. at 7:06

Attendees: Homeowners and Manager, Kim Bergesen

Quorum: Total 7

- Amy, Sloan, Amine, Sarwar, Andy, John, Eleanor

Introductions

Approval of previous meeting minutes

- Andy motioned Amine approved minutes approved, 7 For, 0 Against

Presidents Report

- Didn't have summer block party this year, didn't have a lot of support. No money spent on it.
- Spent money on the removal of a few dead trees in the green zone.

New Business

- Question was asked why we need HOA Insurance. It is a Master liability policy that is requested by banks as part of any home sale or refinance because we are all part of an Homeowners association.
- Painting of homes and fences was discussed. It is getting time when all the homes are needing painting. How do we ensure that we all keep up our homes and paint them within a reasonable time?
 - Painting colors for homes and fences needs to be approved by the HOA Board
 - Discussed enacting a rule to have all painting done(full exterior) by 2020 December if the home has been painted by only the original builder. The enforcement penalty would be 100.00 per month. Board will come up with a standard fence stain and present in the letter to all homeowners. Kim will present board with letter regarding exterior painting and approval process and once approved by board Kim will mail out to all homeowners.
 - The HOA Board would have two weeks to review colors presented by home owners
- We have new adapters for garage lights to allow any LED bulbs to be used rather than the specific and expensive bulbs. Please reach out to Andy or John to get an adapter.
- It was brought up to add features to the open space (picnic tables, benches) homeowners commented that no one would use – voted against any features being added.

Elect Officers

- The President expressed that he had too many commitments to carry out his role of HOA President at this time. It was moved by Andy, that John Cicero move from Vice President to President. Motion was seconded by Amy. Vote All in Favor. John will serve as president until 12/31/19.

- Motion by John for Amy to take on the empty Vice President Role. Andy seconded the motion. Motion carried with All in favor.
- Motion to Extend Amine to Treasurer until 20/20 unanimous vote.

Treasurers report

- We have two bank accounts
- Talked about closing the Key account and moving it to Homestreet
 - Andy will do this.
- Motion to accept the 2018 Budget. Andy motioned, John Seconded, All in Favor

Motion to ajourn by Sawyer at 8:26 seconded by John.

Meeting adjourned