

GATES AT BOULDERCREST UNIT OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

August 11, 2014

7:00pm-8:30pm

- I. **Call to Order/Establish Quorum** [Matthew, Ryan, Gail](#)
- II. **Approval of July 2014 Meeting Minutes** [Approved](#)
- III. **Guest Present-**
  1. **1285- Landscape erosion next to home.** [Have quotes but they need clarified, heavy rains causing erosion by house, plan for repair in stages as to not have to repeat steps](#)
- IV. **Financials as of 7-31-14** (Balance Sheet and Income and Expense Sheets attached)
  - Current Operating Account \$45,028.17
  - Current Reserves Account \$104,068.11
  - Total amount in Association Dues received for July 2014= \$21,463.27 : )
  - Total amount of Association Dues budgeted to receive in July 2014 = \$20,541.00
  - As of July 31, 2014, the delinquency rate is [11% with 18 homes holding a balance](#) over 30 days.*
  
  - Look back at last year 6-30-13 accounts:  
Last year's Operating Account \$28,462.84  
Last year's Reserves Account \$72,300.51
- V. **Previous Business**
  1. **Clearing of Ponds-** EAM Landscaping completed the cleaning of the retention ponds on 8-10-14. While they were on site a lady stopped by and pointed out another really large pond that Ed knew nothing about. Does the Board need a quote for this area? [Lower pond cleared, upper still needs done, Temera will check](#)
  2. **Landscape/Drainage** – I have not received any documentation from Gary.
  3. **Storage Building** – [purchased delivery pending](#)
  4. **Dog Park-** Final survey results? [Vote in Nov., get FAQs for community garden and playground Costs?](#)
  5. **Gossett Bowles-** attached quotes for review. Landscape improvements and Cross Tie Walls. Donnie is also putting together a quote to address all of the shrubs and other landscape concerns. A walk through was scheduled with the Board on 7-18-14. Quotes attached.
  6. **Gutters-** Bahak has provided quote for the homes around the outer circle for \$4,927.00 (attached). Bonnie completed the repair list for the inner circle and provided the quote of \$6,764.50 (attached). The Board will confirm necessary repairs.
  7. **Gates system Owner updates-** completed.
  8. **Reimbursement for construction cones to Matthew.-** Matthew is asking for only 50% of the total amount due for his construction cones. [Hold](#)

9. **Barbara Nesin of 1236 Gates Circle-** She wants to take down her fence and have the Association resume maintaining her rear lawn.- Am I writing her a letter?  
[Ryan repaired fence](#)

**VI. Committee Matters: Committee members will provide updates on project statuses.**

1. Committees:
  - a. Financial (Attorney liaison and booting contact) – **Ryan and Ja’Marr**
  - b. Landscaping – **Matthew and Tory no new requests, drain grates/covers 20 approved, arborist \$900 approved, need to speak with Gary about drains**
  - c. Social – **Board Mel- Drive-In night Flyers**
  - d. Communications/PR - **Ryan**
    - 2<sup>nd</sup> quarter newsletter complete
    - Communication guidelines
    - Neighbor concerns/complaints [Concerns about vote counting fairness,](#)
  - e. Architectural – **Matthew and Tory no new requests**
  - f. Neighborhood Watch & Parking - **Board**
2. Ad-Hoc Committees: (Chair positions and membership open to all residents)
  - a. Rules and Regulations and Bylaws [need to approve changes and get notarized](#)
    - i. Working on revisions based on 5/19/14 Board email. Needs approval. The Attorney is reviewing the document. Beth Taylor has been completed the review of the rules and regs and has provided their recommendations. The Board needs to review and approve or let me know if you have any questions.
  - b. Park Projects (dog park, playground, community garden)- on hold
  - c. New Resident Packet- Complete

**VII. New Business [Need log to track repair needs and improve follow up](#)**