

GATES AT BOULDERCREST UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING Minutes
September 8, 2014
7:00pm-8:30pm

- I. **Call to Order/Establish Quorum – Matthew, Ryan, Tory, Gail, Ja’Marr**
- II. **Approval of August 2014 Meeting Minutes - approved**
- III. **Guest Present-**
 1. **Gary with Hydrojet and Drain- Gary will provide the drain repair quotes.-still has not provided quotes, need to find a new contractor-Gary did not make it to meeting**
 2. **Tory Tucker- to discuss drainage at Unit.**
 3. **Matthew Akins- Discuss reimbursement for cones and policy report request/requirement.- add to by-laws that all personal property is used at owners risk UOA will not replace any personal property lost or damaged.**
- IV. **Financials as of 8-31-14** (Balance Sheet and Income and Expense Sheets attached)

Current Operating Account \$48,258.39-less capital gains taxes
Current Reserves Account \$97,654.82
Total amount in Association Dues received for August 2014= \$19,569.29
Total amount of Association Dues budgeted to receive in July 2014 = \$20,541.00
As of July 31, 2014, the delinquency rate is 12% with 20 homes holding a balance over 30 days.

Look back at last year 8-31-13 accounts:
Last year’s Operating Account \$21,443.58
Last year’s Reserves Account \$81,208.58
- V. **Previous Business**
 1. **Tree Inspection by Arborist-** Chris is working on a spread sheet with the trees and the cost. He will have it for the Board by the end of the week.
 2. **Clearing of 2nd Pond-** Attached is the submitted quote from EAM Landscaping for \$1,776.00. The original cost would be \$2,220.00. A discount of 20% was provided when I explained that this pond should have been cleared as well. All trees around the fence will be moved into the natural area.-approved
 3. **Landscape/Drainage –** Gary will provide an update and the quote.
 4. **Storage Building –** Completed.
 5. **Dog Park-** Final survey results? Need feedback from all Board Members. Vote will take place in November.-want to make property improvements, any considerations are not a part of dues increase, however in the face of the volume of property repairs that need to be done improvements may need to be put on hold
 6. **Gossett Bowles-** Board reviewed landscape quotes at last meeting. Approval was provided for the installation of new sewer caps for 7 Units. The Board requested clarification on spraying and pine strawing the areas where the turf is being removed. The \$977.50 includes the spraying and the pine straw. All cost are included. – approved from pine straw budget, having other issues with things not being done, looking for new contractor, will do walk through with bidders to explain up front expectations, also board to do bi-monthly walk-throughs to ensure work being done
 7. **Gutters-** Gutter repairs have been postponed until a list is provided with all Units and the specific work that is needed. I have requested that Bonnie conduct a more thorough inspection and keep the outers circle and inner circle list separate for the quotes.-Oct
 8. **Reimbursement for construction cones to Matthew.-** A police report is required and the Board will not approve any monetary compensation, only replacement of cones.

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 – lawn issues will be addressed after arborist report and tree issues resolved, need to look at trees near water lines**
 - c. Social – **Board**
 - d. Communications/PR - **Ryan**
 - 3rd quarter newsletter
 - Communication guidelines
 - Neighbor concerns/complaints
 - e. Architectural – **Matthew and Tory (new request for 1397 Gates Circle)**
 - f. Neighborhood Watch & Parking - **Board**
2. Ad-Hoc Committees: (Chair positions and membership open to all residents)
 - a. Rules and Regulations and Bylaws
 - i. Working on revisions based on 5/19/14 Board email. Needs approval. The Attorney is reviewing the document. Beth Taylor has 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

1. **FHA documentation is being submitted.**
 2. **Annual Meeting: Date, time, location, officers, etc.-will contact McNair HS, possible 10,12 or 13th Nov**
 3. **2015 Budget review. Attached is a Draft.**
 4. **1305 Gates Circle Accident**
 5. **Gate Damages to vehicles: 1393 and 1308- will pull and review video**
 6. **1382 Gates Drive water usage-meter off and padlocked**
 7. **Creating a list of completed repairs and work to do for checks and balances.**
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1. **Speed Bumps-** GWP provided the attached quote for the installation of speed bumps for \$3,090.00.- HOLD- **approved**

Work Completed 2014:

Shed for community area

Drain caps

Retention Ponds (1 service)

Asphalt seal and coat

Reserve Study

Fence line cleared out

Signage at front gate

Gates have been sanded and painted

Gutters cleaned out