

GATES AT BOULDERCREST UNIT OWNERS ASSOCIATION  
BOARD MEETING- Virtual Meeting Highlights  
February 10, 2021

- New Board Officers Elected
  - President-Ja'Marr Comer
  - Treasurer-Ryan Lebo
  - Secretary- Debbie Graham
- Financials
  - Operating Account \$124,071.46
  - Reserves Account \$256,004.77
  - As of January 31<sup>st</sup>, 2021 11% delinquency rate with 18 homes holding a balance over 30 days.
- Updated Rules and Regulations to be mailed out soon
- Master Project Plan (In Working Order)
  - Retaining Walls
    - Gray Contracting approved for bid at negotiated cost of \$50,120. These will consist of new and replacement walls to replace current wood with stone. This will help to prevent erosion in the community.
  - Arborist/Trees- There will be an inspection tentatively scheduled for March to select and mark all trees that will be removed. This will help to address several issues including roots in yards and grass erosion.
  - Sidewalks- Tentatively scheduled for 2<sup>nd</sup> or 3<sup>rd</sup> quarter. A quote has been received and an additional quote will be bid by Gray Contracting.
  - Drainage Repairs/Pop Up Drains-Plans are in the works to complete the last phase of drainage issues as well as addressing the drainage issues that remain between certain homes. The issues have been identified and bids are being submitted for work.
  - Sod/Grass Replacement- This will be our last project. We ask for the community to be patient as we address the other issues first as it would be a waste to invest in replacement only to dig it up. We also ask the community to take part ownership in at least watering your grass once a week if possible. It will help with many of the issues we are having.

- Community Communication
  - We will continue to update the community on scheduled projects via newsletter/email updates/and new blasts.
  - Community Dumpsters are scheduled to be ordered in April/May

### Community Matters

- Parties-We ask that when having a gathering to be mindful of your neighbors. Please remind your guests to park in the appropriate spaces available and when departing the community to do so as quietly and respectful as possible.
- Parking has once again become an issue. We want to remind everyone per community rules and regulations cars should be first parked in your garage followed by driveway and then finally the street. We know that this isn't always possible but please try to be mindful of your neighbors. Additionally, this will help ensure that all mail is being delivered and trash is being picked up for everyone.