

# THE GATES AT BOULDERCREST UOA 2023 ANNUAL MEETING MINUTES

## I. MEETING DETAILS

President: Tory Tucker  
Treasurer: Ronnie Melvin  
Secretary: Morieka Johnson

Date: 12-13-2023  
Time: 7:00 PM

Location: Zoom

## II. ATTENDEES

President: Tory Tucker  
Secretary: Morieka Johnson  
Landscape Chairperson: Ryan Lebo

Speaker: Judy Dreher, Insurance Expert  
Speaker: Ralph Huie, Reserve Study Expert

## III. ABSENCES

Treasurer: Ronnie Melvin

## IV. CALL TO ORDER

- The President, Tory Tucker, called the meeting to order.
- The Property Manager, Gigi Robinson, established quorum.
- The President, Tory Tucker, introduced the Board of Directors and the Property Manager.

## V. GUEST SPEAKERS

- Guest Speaker: Judy Dreher, Insurance Expert
  - It will take another 2 to 3 years for the existing insurance claims to drop off our Insurance Report Card, which will allow our recent rate hikes to drop back down
  - We lost our A+ rating due to the massive (\$1.4M) 2021 roof claim
  - Insurance rates are trending to rise up
  - Deductible = our Risk Tolerance
  - \$25,000 water deductible (per dwelling limit)
  - Homeowners should:
    - have an HO6 policy

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- insure their contents, liability, “betterments & improvements” / upgrades, master policy deductible
  - obtain “Water/Sewer Backup” coverage
  - obtain “Loss of Use” coverage – pays for living elsewhere while repairs are made to primary residence during a claim.
  - obtain “Ordinance & Law” coverage
- Guest Speaker: Ralph Huie, Reserve Study Expert
    - Ralph presented the recently completed reserve study to review the shortfalls and expenses planned for the community in coming years and how they affect the annual budget:
      - Drainage Issues
      - Street Repairs
      - Sidewalks
      - Fence Replacement
      - Retaining Walls
      - Mailbox repairs
    - With NO increase - Continuing to spend to complete the current and pending projects will fully deplete the reserve funds over the next 3 years, thus an increase was warranted to allow community projects to be completed.
    - With the \$35 monthly increase (from \$200/mo/unit to \$235/mo/unit) we can get back on track while still being able to complete the necessary projects.
    - The reserve study is published on the Website, on the documents page
    - The reserve study was posted in the Vantaca Portal, in the documents folder

### VI. REPORTS

- Presidents Address – Tory Tucker reviewed the 2023 accomplishments
  - Reserve Study was completed
  - 2021 Roof claim punch list was completed
  - Sidewalk & Curb repairs were completed
  - Front Entrance/Exit Fence was replaced
  - Several dead/fallen trees were removed from the property
- Treasury Report
  - Beacon reviewed the 2023 budget expenses
  - Beacon presented the 2024 budget
- Project Report
  - The Landscape Chairperson, Ryan Lebo, reviewed the projects currently in work and planned improvements for 2024.
    - The PVC fence along the upper detention pond is scheduled for January

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- The high priority Retaining Walls are scheduled for installation in January and February
- The high priority Drainage project is scheduled to begin in February
- The remaining 60 mailboxes to be replaced and repairs to the message board are being quoted and a schedule will follow.
- The street is due for its 5-year crack fill and seal coat, it is being quoted and a schedule will follow, tentatively sometime in summer 2024.

### VII. OLD BUSINESS

### VIII. NEW BUSINESS

- Annual Elections
  - Beacon asked for nominations from the floor. Tory Tucker nominated Darrell Hampton, who accepted the nomination.
  - Ryan Lebo and Morieka Johnson self-nominated to continue serving the community.
  - No other nominations were received and nominations were closed.
  - Nominees each spoke on why they wanted to serve the community and how their experience provides value to the community in an elected role.
  - Beacon announced that elections will be conducted via Election Buddy online.
    - Voting will commence on 12/14/23 and conclude at 5 pm on 12/22/23.

### IX. OPEN COMMENT

### X. ADJOURNMENT

Meeting was adjourned