

The Boulders Condominium Association

Winter Newsletter - Dec. 2022 - Vol1, No. 3



WHAT'S PLANNED (SO FAR) FOR 2023

- Reduce electricity usage
- Improve our decomposed granite pathways for safety and aesthetics
- More landscape enhancements
- Maintain Firewise certification: replace incorrect vent screens; make building numbers more visible
- Decks:
 - Structural safety inspections, as required by law
 - Determine which decks require repair and/or repainting
 - Cost/benefit analysis of repairing vs. replacing with a new surface
- Fitness Center: New Equipment!
- Refine reserve study investment plans
- Change management of investments
- Install monument sign pending town approval
- And more...

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2022 ASSET INVESTMENTS

- Completed leak detection and refurbishment of hot tub, with new parts, plastering, and heater
- Replaced fitness center HVAC
- Conducted roof inspections, gutter and heat tape repairs, added heat tape, and replaced heat tape thermostats
- Landscape enhancements
- Fitness equipment repairs
- Updated, fire resistant street signs
- Painted 10 buildings

2022 MANAGEMENT CHANGES

- Transitioned property management to CAMCO
- Passed amended Bylaws and CC&Rs
- Created and approved specs for indoor A/C and blinds
- Tightened financial management and changed our investment strategy
- Improved enforcement of CC&Rs and Bylaws

New 2023 Board of Directors

President

Sheila Greathead

Vice President

Kully Verma

Treasurer

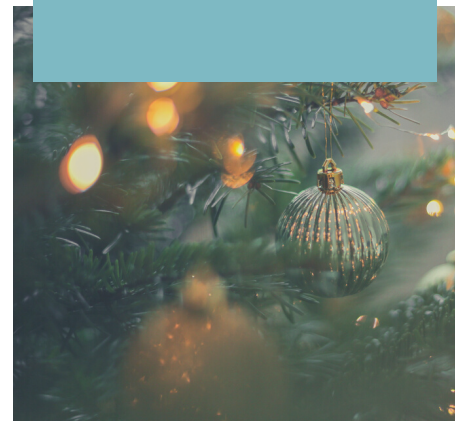
Neil Perrelli

Secretary

John Featherstone

Director at Large

Dave Gardner



REMINDERS

- Keep your thermostat at **55 degrees** to avoid frozen pipes!
- Check out our **Winter Tips and Snow Removal** reminders on our **website**:

truckeeboulders.com

SPECIAL THANK-YOU'S

- **Kelly Gove** - Landscape Committee Chair (+Craig Moore, Glen Rothell, Don Silcox)
- **Kelly Gove** - Firewise Committee
- **Jim McKenna** - Design Review Committee Chair (+ Kully Verma, Sarah Solberg)
- **Neil Perrelli** - Finance Committee Chair (+ Bob McClintock, Sheila Greathead, Eric Wicks)
- **Neil Perrelli** - Rules and Violations Committee Chair (+Laurie Mecchi)
- **CC&R Committee** - Sheila Greathead, Don Silcox, Rochelle Rondon, Kelly Gove, Jim McKenna
- **Cathy Switzer** - our webmaster Superhero!!!!
- **Jim McKenna**: Painting Project Manager

And thank you to our Best Practices and Waste Management committee members who continue to provide their expertise and guidance on short-term rental and waste management issues!

DEVELOPER'S CORNER

- A Trailhead has been created at the end of guest parking next to the last new 4-plex on McClintock. We encourage our owners to start using this to access the back country.
- The two 4-plexes and additional single-family unit should be complete around March 2023
- Only one plot of land remains for a single-family unit. Plans are TBD.

A MESSAGE FROM CAMCO

Over the past 11 months, CAMCO has gained a tremendous amount of experience and knowledge of the day to day operation of The Boulders Condominiums. CAMCO has been instrumental in the development of a new financial policy, 2023 Operating Budget preparation, 2022 Reserve Study, and many maintenance repairs that have taken place and are currently underway.

For items outside CAMCO's scope we rely heavily on vendors and appreciate your patience in coordinating and executing these efforts.

For the upcoming winter CAMCO has already placed buckets of ice melt at every entryway.

Please contact CAMCO for accounting questions or maintenance items located outside of your individual unit that require attention.

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*Kind regards,
Eric Wicks
Community Manager*

