

The Boulders Condominium Association Board of Directors Meeting

5:00 p.m. Wednesday, May 17, 2023

ZOOM <https://us06web.zoom.us/j/85600476392?pwd=dytjVWRRUmEwWmplc1czajRoSVhrQT09>

Dial in: (669) 900 6833

Meeting ID: 856 0047 6392

Passcode: 253572

**AGENDA**

- I. Call to order (Establish quorum)
- II. Approval of Minutes
  - a. March 1, 2023 Board of Directors meeting
  - b. April 12, 2023 Board of Directors Executive Session meeting
- III. Management Report
  - a. Maintenance
    - i. Inspection of Roofs
    - ii. Mitigation of Ice Dams
      1. Heat Tape Report
      2. Gutter Repair Report
    - iii. 2023 Painting:
      1. Decks
      2. Buildings
    - iv. Spa Covers
    - v. Deck inspections (timing, process)
- IV. Old Business
  - a. Committee Reports
    - i. Finance Committee
      1. Financial Report
      2. Loan from Reserves
      3. Review and Approve Emergency Snow Removal Special Assessment Resolution
    - ii. Landscaping Committee
      1. Landscaping Replacement Chair: Jill Short
      2. Landscape expenditure approval process
    - iii. Firewise Committee
      1. Firewise Committee Chair: Julie Ebert
      2. Vent modification
      3. Building Address Numbers
    - iv. Architectural Committee Recommendation
      1. 11411 Dolomite #8
  - b. Invoice for 11455 #4 Damage
- V. New Business
  - a. Rules and Regulations: Revisions
  - b. Special Assessment
- VI. Member comments on items not on the agenda
- VII. Announce Next Meeting Date
- VIII. Adjournment

## **Executive Session**

- I. Call to Order
- II. Contracts with Third Party
  - a. Johnson Controls (2)
  - b. Precision Painting
  - c. CAMCO
- III. Adjourn