

NOTICE DATE: OCTOBER 31, 2023  
THE BOULDERS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, NOVEMBER 9, 2023, AT 5:30 PM

>> JOIN ZOOM MEETING <<  
<https://us02web.zoom.us/j/86479328350>

Call in Number: (415) 762-9988  
Meeting ID: 86479328350  
Passcode: 733210

### NOTICE & AGENDA

Please note that the Board may take action on any of the following items:

1. CALL TO ORDER, BOARD INTRODUCTIONS, ROLL CALL, AND DETERMINATION OF QUORUM - The Association will audio record the meeting. A homeowner may record with audiotape or any other means of sound reproduction a meeting of the homeowners; before recording the meeting, an owner must give notice of intent to record the meeting to the other homeowners who are in attendance at the meeting.
2. AGENDA HOMEOWNER FORUM Owners have the right to speak to the Board. This period is devoted to comments from property owners and discussion of those comments related to items on the agenda. Please note that the Board has the authority to limit the time for individual comments. A time limit of two (2) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.
3. PRESIDENT'S MESSAGE
4. INTRODUCE ASSOCIA SIERRA NORTH
5. MEETING MINUTES –
  - a. Review and Approve the August 8, 2023, Executive Board Meeting Minutes – (Action Item)
  - b. Review and Approve the August 15, 2023, Executive Board Meeting Minutes – (Action Item)
  - c. Review and Approve the August 16, 2023, Board Meeting Minutes – (Action Item)
  - d. Review and Approve the August 22, 2023, Executive Board Meeting Minutes – (Action Item)
  - e. Review and Approve the September 26, 2023, Executive Board Meeting Minutes – (Action Item)
6. MAINTENANCE REPORT

7. FINANCIAL REPORT UPDATE – Neil Perrelli
  - a. Ratify New Bank Account – (Action Item)
8. OLD ASSOCIATION BUSINESS
  - a. Firewise Committee: Looking for Homeowner help for Julie Ebert. Preferably Full-time Resident.
  - b. Spa Covers
  - c. Monument Sign and Correction of Street
  - d. Fitness Center Committee Chair– (Action Item)
  - e. Weight Equipment Approval– (Action Item)
  - f. Roof Consultant Results Summary
9. NEW BUSINESS
  - a. Approve Insurance Quote– (Action Item)
  - b. Approve 2024 Operating and Reserve Budgets– (Action Item)
  - c. Paint Touch-up Approval– (Action Item)
  - d. Election Paperwork Discussion
  - e. Simple Solar for Rec. Center. Approve Phase One– (Action Item)
  - f. Plans for Winter Ice Dam Mitigation.
  - g. ARC variance request
  - h. Proposed Purchases for On-Site Maintenance Employee
    - i. Laptop (cost to be determined)
    - ii. Phone (cost to be determined)
    - iii. Snow Blower (cost to be determined)
10. ANNOUNCEMENT & ADJOURNMENT - The next tentatively scheduled Board meeting is to be determined.

ADDITIONAL BOARD MEETING DISCLOSURES:

The purpose of this notice/agenda is to inform you of the date, time, place, and action items of the upcoming scheduled meeting of the Board of Directors. This meeting will be recorded. Draft minutes of this meeting will be available within 30 days after the meeting date. The Agenda may be revised up to 72 hours prior to the date of the meeting and at Board discretion. Minutes, as well as any updated versions of this agenda, together with other important HOA information are posted on the website at [www.townsq.io](http://www.townsq.io). A copy of the audio recording, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

MINUTES: Only the substance of matters proposed, discussed, or decided at the meeting are included in the minutes (they are not presented verbatim). The substance of remarks made by any unit's owner who addresses the Executive Board at the meeting must be included if the unit's owner requests that the minutes reflect their remarks or, if the unit's owner has prepared written remarks, a copy of their prepared remarks if the unit's owner submits a copy for inclusion. The Executive Board may establish reasonable limitations on materials, remarks, or other information to be included in the minutes of its meetings.

A unit's owner may record a meeting of the Board (except Executive Sessions) if the unit's owner, before recording the meeting, provides notice of their intent to record the meeting to all present. An Executive Session of the Board may be held prior to, or after, the Board meeting to discuss legal issues, contracts, CC&R violations, non-payment of fees and other issues as allowed by law.

THE BOULDERS CONDOMINIUM ASSOCIATION  
EXECUTIVE SESSION CLOSED MEETING AGENDA  
THURSDAY, NOVEMBER 9, 2023, AT 5:30 PM  
(AFTER THE REGULAR BOARD MEETING )

1. **CALL TO ORDER**
2. **LEGAL**
3. **CONTRACTS**
4. **ADJOURNMENT**