

THE BOULDERS HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 20, AT 5:00 PM

HELD VIA ZOOM:

[HTTPS://ZOOM.US/J/97756173214?PWD=LYTVBYTKN1A2SLZJNVVGAXLJTFHTQT09](https://zoom.us/j/97756173214?pwd=LYTVBYTKN1A2SLZJNVVGAXLJTFHTQT09)

DIAL IN BY PHONE: (669) 900-6833

MEETING ID: 977 5617 3214

PASSCODE: 585172

NOTICE & AGENDA

Please note that the Board may act 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 on audiotape or any other means of sound reproduction a meeting of the homeowners if the homeowner, before recording the meeting, provides notice of intent to record the meeting to the other homeowners who attend the meeting.

2. **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. **MINUTES**

- Approval of the November 9, 2023, Board Meeting Minutes *Discussion/Action*
- Approval of the December 16, 2023 Annual Meeting Minutes *Discussion/Action*
- Approval of the December 16, 2023 Organizational Meeting Minutes *Discussion/Action*

4. **MAINTENANCE REPORT**

- a) New On-Site Maintenance Person Update *Discussion/Action*
 - New Staff, job responsibilities, and maintenance requests.
- b) Townsquare Update *Discussion/Action*
 - How is it working, analysis of first 3 months tickets?
- c) Roof Repairs/Replacement Update *Discussion/Action*
 - Multi-Phase Approach, what to expect in 2024, snow removal activities.
- d) Decks
 - Owners let us know if you need deck repair/repaint by 2/29/2024.

5. **FINANCIAL REPORT UPDATE**

- Review and Approval Financials through December 2023
- Board Treasurer Investments Update

Discussion/Action
Discussion/Action

6. ASSOCIATION BUSINESS

- a) Firewise Committee: Looking for homeowner help for Julie Ebert.
- b) Save the Date: Community Party 7/13/2024
- c) Formation of Executive Committee of Roof Repair/Replacement
 - Two Board Members:

Discussion/Action
Discussion/Action
Discussion/Action

7. ANNOUNCEMENT & ADJOURNMENT

- Future Meeting Dates:
 - ❖ May 21, 2024 at 5:00PM
 - ❖ August 20, 2024 at 5:00PM
 - ❖ November 19, 2024 at 5:00PM
 - ❖ December 7, 2024 at 9:00AM

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. 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 CC&R violations and attorney client privilege matters.

EXECUTIVE SESSION BOARD MEETING (DIRECTLY FOLLOWING THE BOARD OF DIRECTORS MEETING) NOTICE OF AGENDA

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

1. Contracts
2. Delinquencies
3. Compliance Inspection Update