

**Boulder Ridge Homeowners' Association**  
**Meeting Minutes**  
**October 12, 2023**

At approximately 6:02pm, HOA President Lisa Duncan called the meeting to order. She provided a short welcome and had attendees introduce themselves. There were nine individuals present for the meeting.

President Lisa explained the purpose and objectives of the HOA. She also extended an invitation to anyone who wants to be part of the HOA board, as we are in need of additional volunteers.

Vice President Dustin Heurman explained the philosophy of our HOA with enforcement of covenants.

President Lisa highlighted the improvements to commons areas completed over the Summer.

President Lisa explained to attendees why the HOA dues statements are late. She explained that due to a change in accounting firms earlier in the year, and the unexpected passing of our previous accountant, there were challenges with our new accounting firm getting statements out on time. She explained this is primarily due to adding an electronic payment option, which has previously been expressed as important to HOA members. She also explained some communication difficulties she had with the current accounting firm, however stated that she has been assured they have hired more help and communication will improve.

President Lisa stated that because dues statements have not yet been received, a physical copy of the budget hasn't been received and proxies have not been received from homeowners in order to vote on the proposed budget. President Lisa stated because of this, an additional meeting is scheduled for two weeks in order to approve the budget.

A homeowner asked what the HOA dues cover since he is new to an HOA. President Lisa explained the things typically covered through the HOA dues, such as upkeep of commons areas, insurance, and community engagement activities.

President Lisa and Vice President Dustin expressed the need to get an HOA e-mail list together for more timely communication in the future, rather than rely on physical mail for correspondence. President Lisa also reiterated that general announcements are posted on the HOA website.

President Lisa showed attendees where they can find copies of the proposed budget and previous budgets and financial statements on the HOA website. She stated the proposed budget has been posted there since the beginning of August.

President Lisa adjourned the meeting at approximately 6:33 pm.