

BOULDER RIDGE HOMEOWNER'S ASSOCIATION
QUARTERLY MEETING MINUTES
June 12, 2024

- I. Call to Order – 6:31pm by President Lisa
- II. Board and Participant Introductions
 - a. President Lisa
 - b. Vice President Dustin
 - c. Treasurer Mark
 - d. No other attendees.
- III. Discussion of Items from previous meeting
 - a. Mark is meeting Friday with bookkeeper. He will request she tell us how long she needs for each request and provide our expectations moving forward. We discussed the need for a professional but blunt conversation on deficiencies we observe and complaints we are getting with a solid plan moving forward.
 - b. Discussion around informing neighbors that information is disseminated through the website. Mark has also recently started a Facebook page for the HOA. Our goal is to make sure our neighbors are informed.
 - c. Ongoing collaboration with residents to address neighborhood concerns. Many of the concerns brought up by neighbors are uncontrollable by the HOA (e.g., rabbits & fireworks). While we share many of the concerns others in the neighborhood do, the HOA has no authority to intervene in many situations.
 - i. Mark has taken lead on responding to general HOA inquiries via e-mail.
 - d. Still in need of secretary. We offer for anyone who complains to join the board to help us manage the HOA, however nobody volunteers for this.
- IV. New Business
 - a. Neighborhood garage sale – August 24. This is in conjunction with Sawgrass's next one. Mark has put on the new Facebook page. Also mentioned again about potential mailing introducing new Facebook page, garage sale day, etc.
 - b. Discussion on current covenants
 - i. We discussed some potential changes to the Covenants and mentioned a large number of residents need to be present to change covenants, which can be challenging.
 - ii. Most covenants are similar for our 7 phases, except phase 2 reference The Cove. Many realtors question whether townhouses or condos – need to have Covenants clarify if what is written matches what is happening. Going to speak with attorney about this.

- iii. Lisa asked - How do we make sure new development North of Obsidian is not added to our HOA? Our HOA is already the biggest in the area and we don't have ability to manage more. Going to talk with Rochelle about it and potentially also the city.
- iv. We are owed one parcel of common space - they gave us part for Phase 7 but not Phase 6 (adjacent) when turned over to us. We need to ask Rochelle about getting this turned over to us officially because we are maintaining it.
- v. Mark - changes to covenants
 - 1. We need to balance too strict with maintaining important rules (e.g., pools). Mentioned the example that he doesn't mind above ground pools, however should be fenced in or have other parameters. Had a conversation among the group if above ground pools decrease property values. Lisa said not really since they can be removed by a new homeowner if they don't want it.
 - 2. Also had a conversation about limiting rental properties and short-term rentals. No decisions made but will ask Rochelle about options to send to HOA general membership. We would like HOA membership input to make an informed decision regarding this. Some HOAs in our area prohibit rentals and some require a percentage of single-family housing to not be rented.
 - 3. We are going to draft proposals so we can send out to HOA membership for feedback.

Meeting adjourned at 7pm.