

**Boulder Ridge**  
**2025 Annual Meeting**  
**Monday May 12, 2025**



# **Agenda**

- ❖ Call meeting to order**
- ❖ Certify required 35% quorum**
- ❖ Board introduction**
- ❖ Cari from OAM to go over financials**
- ❖ Annual Meeting Presentation**
- ❖ Q&A**
- ❖ Election to select five board members**
- ❖ Meeting Adjournment**

# **Introduction**

- ❖ President - Matthew Starrman**
  - ❖ Vice President - Nikki Rogers**
  - ❖ Member - Charlene Boccaccio**
  - ❖ Member - Drinda Reynolds**
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- ❖ Community Association Manager from OAM- Cari Kelly**

# Treasurer's Report / Financials

- ❖ Access association financials
- ❖ Reserve Study
- ❖ Bylaws
- ❖ Rules and Regulations

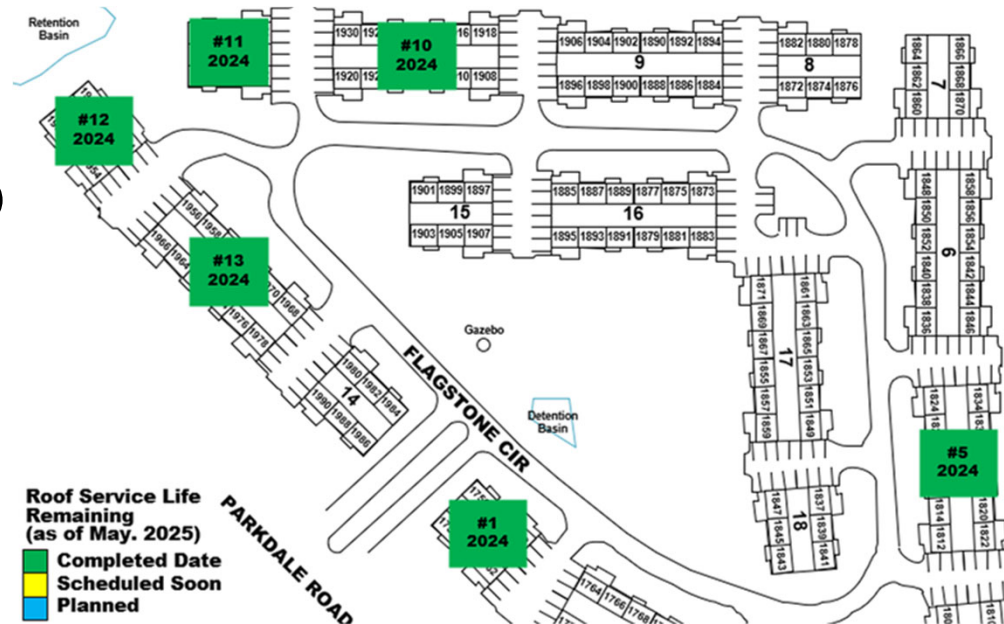
via CondoWeb Portal

- <https://obrien.condoweb.app/>

# Roof Replacements 2024

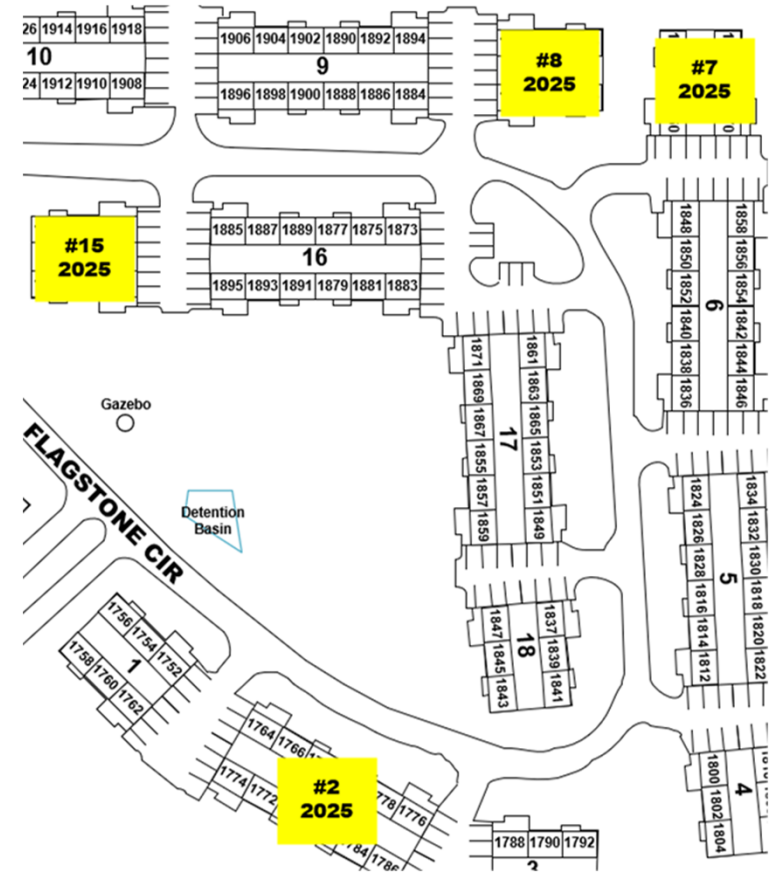
- ❖ Building 11 (\$34,011) replaced April 2024
- ❖ Buildings 1, 5, 10, 12, 13 were moved up ahead of schedule due to leaks (August / Fall 2024)
- ❖ Cost \$270,580

(funded by combination of CD and roof reserve)



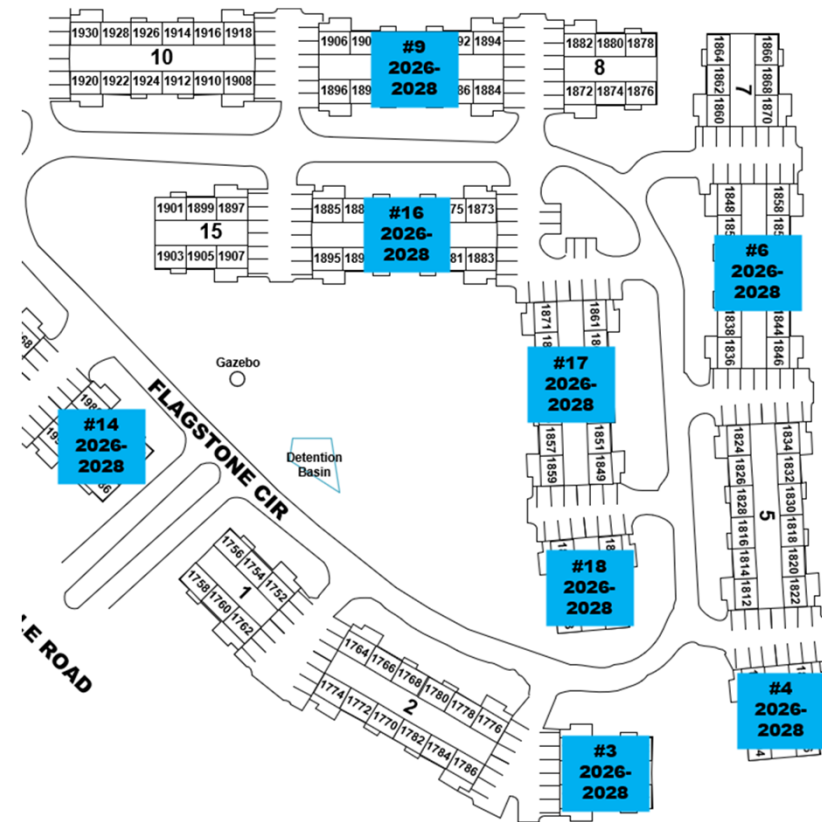
# 2025 Roof Replacement Schedule

- ❖ Leaks may necessitate replacements earlier than scheduled
- ❖ This year's plan is currently for buildings: 2, 7, 8, and 15 at a cost of \$175,578.



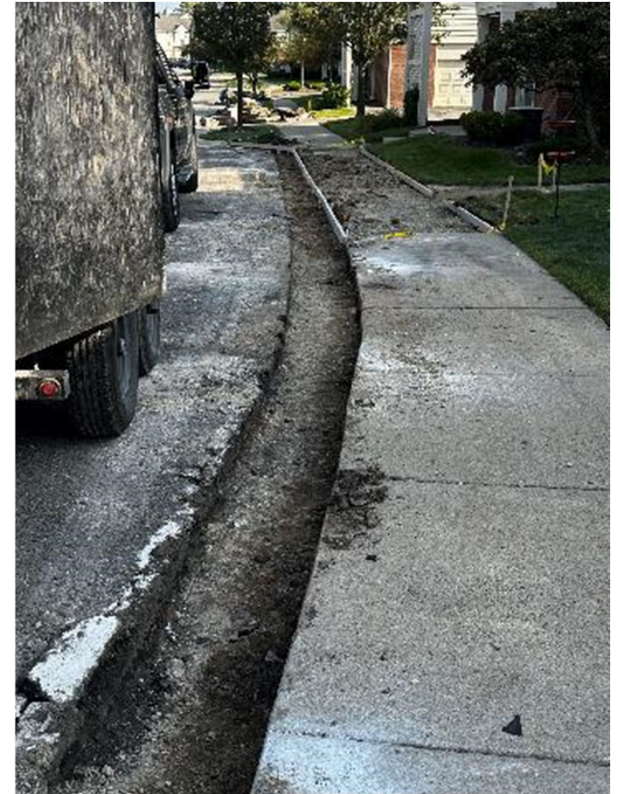
# 2026-2028 Roof Replacement Schedule

- ❖ Leaks may necessitate replacements earlier than scheduled
- ❖ 4 small buildings remain (Bldgs 3, 4, 14, 18)
- ❖ 4 large buildings remain (Bldgs 6, 9, 16, 17)
- ❖ \$425K total remaining



# Concrete Repair and Replacement

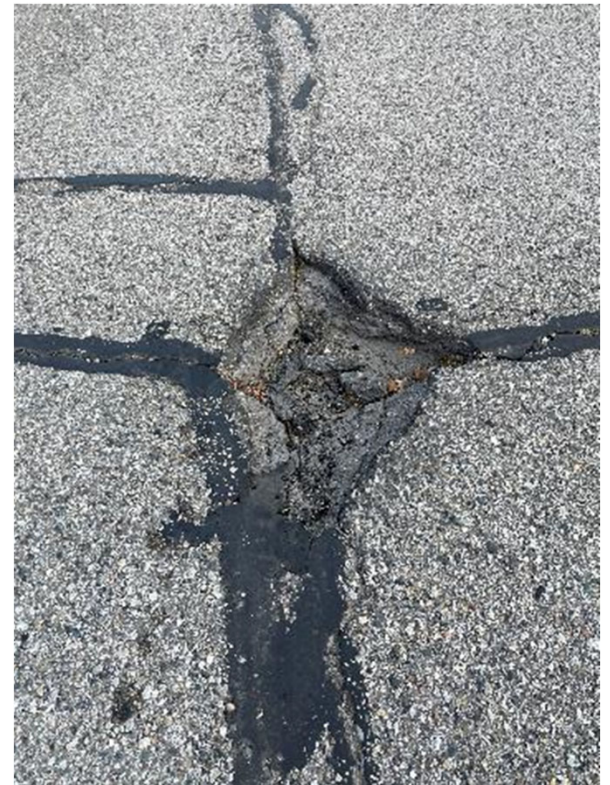
- ❖ **U&S \$37,944.50 for concrete removal and replacement throughout the entire community in 2024**
- ❖ **Repaired and replaced many trip hazards**
- ❖ **There were concerns with their work**
- ❖ **Issues identified in spring 2025, waiting on quotes**





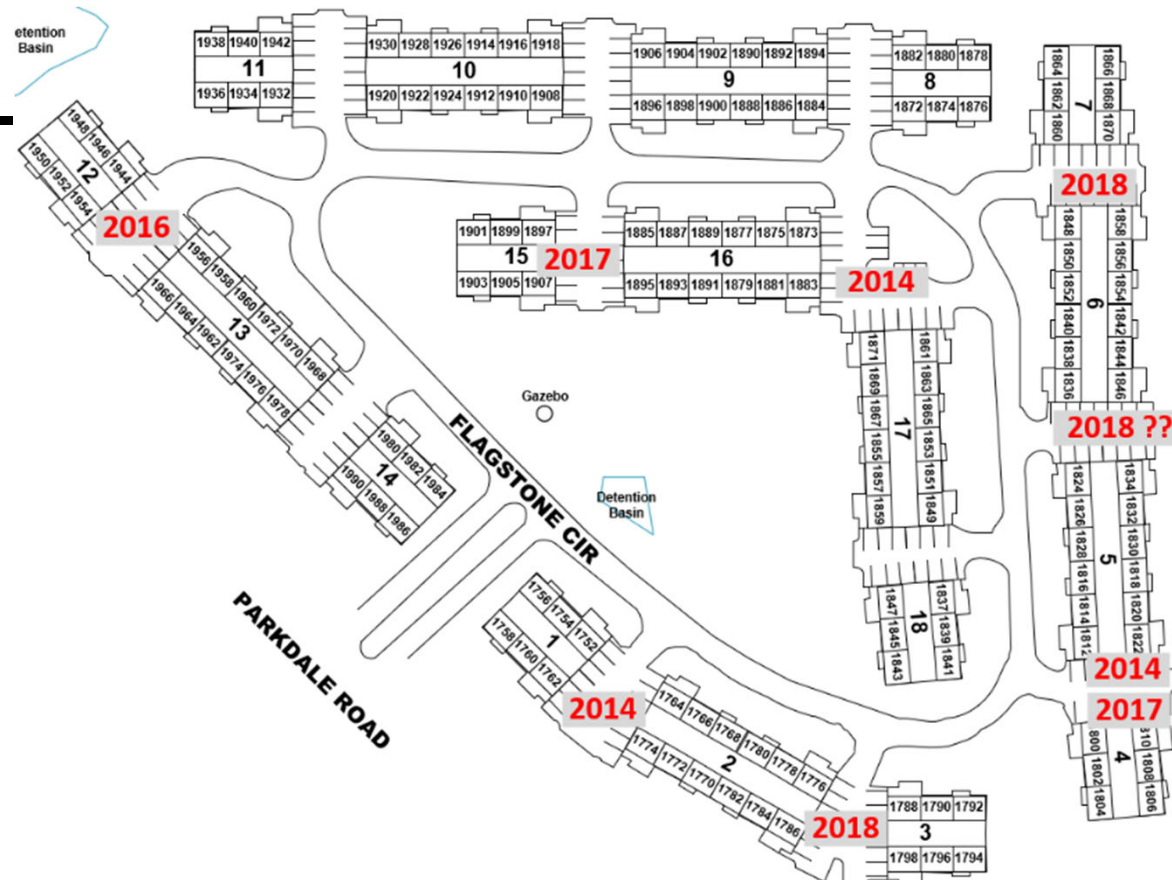
# Potholes Filled

- ❖ **U&S filled and patched potholes in the community before winter**
- ❖ **Some potholes patched Spring 2025**
- ❖ **Board assessing and planning out other asphalt maintenance and improvements in the community for 2025**



# Driveway Court Asphalt Replacement

- ❖ One driveway court repavement \$33,000
- ❖ Many have never been replaced
- ❖ Substantial multi-year phased project



# **Drainage Issues Being Tackled**

- ❖ **5 vendor consultations**
- ❖ **Detention Basin Restoration**
- ❖ **Field Catch Basin Maintenance**
- ❖ **Additional vendor recommendations:**
  - **French Drains**
  - **Soil Amendments**



# **Detention Basin Restored by Rick's Outdoor Services**

- ❖ **All community drainage (French drains, field catch basins, parking lot catch basins) drain into center detention basin**
- ❖ **Invasive Phragmites spp. sprayed, cut, and removed**
- ❖ **20 years (50 tons) built-up sediment mechanically dredged**
- ❖ **Drains unblocked**
- ❖ **In future will only hold water temporarily (2-3 days after rainstorm)**
- ❖ **First step to improving perimeter drainage issues**
- ❖ **Additional sediment (100-150 tons) may need to be removed**



# Parkdale Concrete Raising / Detroit Concrete Leveling

- ❖ Trail (wash out and) detour necessitated that Boulder Ridge address standing water on perimeter sidewalk before freezing temperatures created an ice hazard (City mandated)
- ❖ \$11,456 for concrete leveling/void filling
- ❖ Costs controlled by addressing problem areas with a narrow scope-of-work





# 16 Tree and Bush Replacements

- ❖ **SiteScape, Inc planted 16 new trees and bushes July 2024**
- ❖ **Rochester Tree-Bate Program (partial reimbursement over \$700)**
- ❖ **Report dying bushes /missing tree with photo and address description to OAM**



# New Building Signs Installed Aug 2024

- ❖ Signarama installed 26 new building signs \$3,643.22
- ❖ Assist emergency services, deliveries, and visitors in navigating the community
- ❖ Please photograph and report damage
- ❖ Some building signs from 2016 were in very good condition
- ❖ Others were peeling / in disrepair. Vandalism suspected



# Bs Irrigation Rain Sensors

- ❖Bs irrigation installed irrigation system rain sensors throughout the Boulder Ridge community for \$1800
- ❖Will pay for themselves in one year with reduced water bills





# Retaining Wall Pruning

- ❖ **Greenway corrective pruning of back retaining wall Sep 2024**
- ❖ **Should help address landscaping needs at back of community**



# Tree Trimming

❖The evergreens at the community entrance and along Parkdale and Dequindre were trimmed up Aug / Sep 2024 for ease of access to sidewalks



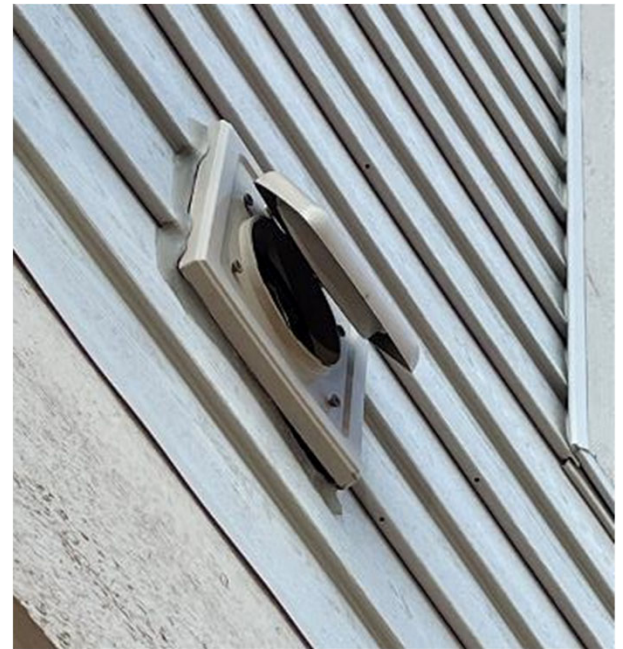
# Slit Seeding For Grass Repair

- ❖ Many bald grass spots in community
- ❖ Sand River Landscaping recommended slit seeding
- ❖ Slit seeder slits the ground, drops seeds in cracks for deeper soil contact, better growth, and less seed waste.
- ❖ Best solution in condos



# Dryer Vents Cleaned Sep 2024

- ❖ Clean and Green Dryer Vent Experts cleaned dryer vents in community
- ❖ Cost \$8,580.
- ❖ Did not require access inside the home.
- ❖ Fresh Air Dryer Vent Cleaners sent advertising scams misrepresenting themselves as having done work in Boulder Ridge





# Mosquitos Treated by Proof Pest Control

- ❖ Mosquitos treated in Sept & Oct 2024
- ❖ Treatments \$1200 each
- ❖ Treatments proactive preventing mosquitoes from going forward
- ❖ 2025 treatments April-October
- ❖ Report issues to OAM for trouble spot treatment



# **Tuck Pointing**

- ❖ A process to finish or repair mortar joints between bricks with a narrow ridge of lime putty**
- ❖ Normal part of maintaining brick**
- ❖ Tuckpointing cleans up mortar lines and preserves the entire brick system for the long term.**

# Hamelin Grass at Sub Entrance

- ❖ Tall grass blocks view of pedestrians as vehicles enter/exit community
- ❖ Board removing / relocating



# Building Power Washing / Cleaning

- ❖ North side of the community mold (bldgs. 8-11)
- ❖ Porticos very dirty and buggy
- ❖ Tall areas; co-owners unable to clean with a hose
- ❖ Reserve study recommended cleaning so no mold, rot, or premature deterioration
- ❖ Board approved; work was schedule to start today





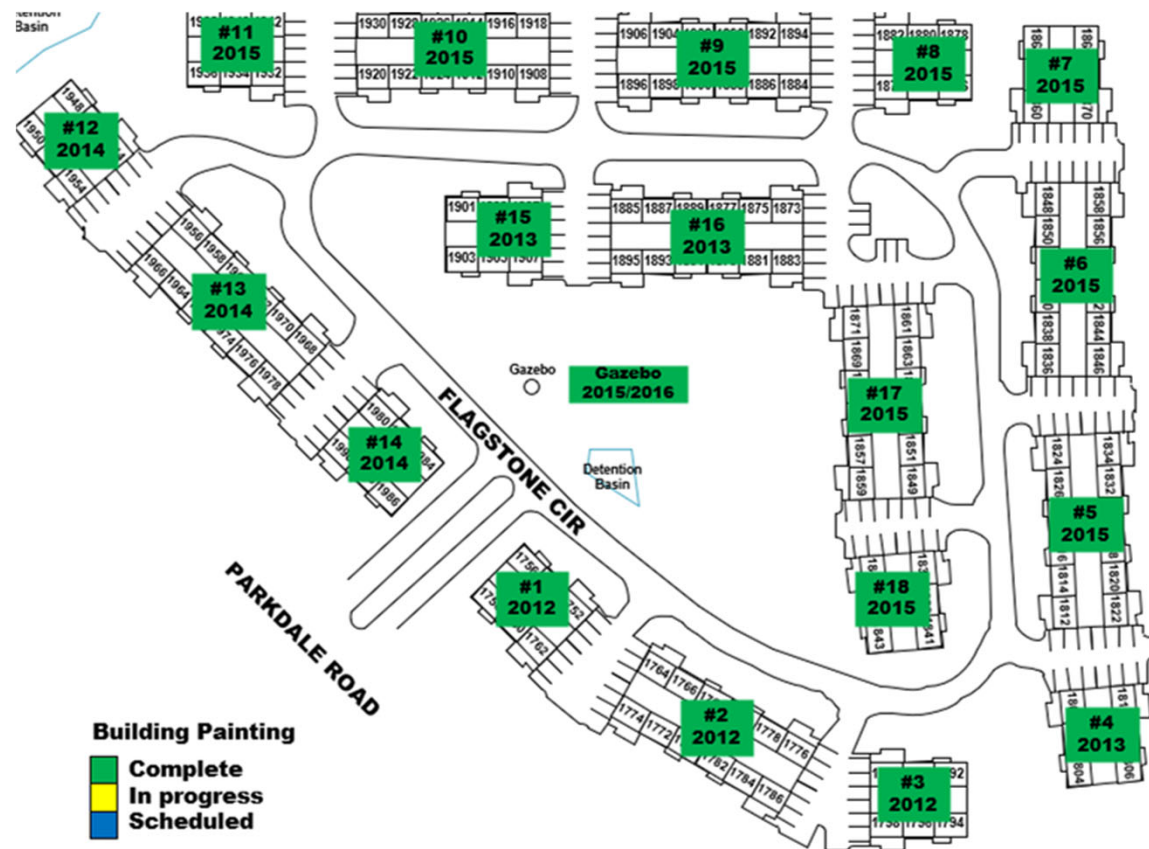
# **Spring & Fall Gutter Cleaning**

- ❖ **Fall cleaning removed fall leaves**
- ❖ **Gutters protect roof from rain and water damage.**
- ❖ **Built up debris can cause water pooling, and lead to mold, rot, and deterioration of roof shingles**



# Last Painting Project 2012-2015

- ❖ All the buildings were repainted between 2012 and 2015.
- ❖ Additional touch ups were applied as needed.
- ❖ Longevity estimates are 5 to 12 years



# Gazebo

- ❖ **Pathway repair or replacement**
- ❖ **Replacing rotten boards as needed**



**Q & A**

# **Nominations and Election**

# **Meeting Adjournment**