

Boulder Ridge Annual Condo meeting Monday, May 7, 2024, 7 PM fire station

In person meeting attendance

Erin Schneider of OAM

Charlene Boccaccio (absent)

Matt Starrman

Nikki Rogers

Richard Stone

Lisa Ventline

I: Erin Schneider of O' Brien Association Management (OAM)

1. Co-owner attendance 31. We need 52 for quorum.
2. Erin is proceeding with an information meeting as there is not enough participation for a formal meeting (no voting)
3. OAM took over for Premier four months ago.
4. Erin is our Community Association Manager / Point of contact. Her business cards were distributed
5. Erin manages 13 communities herself all over Oakland county, Waterford, etc.

II: Board of Directors

1. Matt Starrman President (served 8 years)
2. Richard Stone Treasurer (served 2 years)
3. Lisa Ventline (served 3 to 4 years)
4. Nikki Rogers (served 2 years)
5. Charlene Boccaccio (not present)
6. 1842 resident Linda Cole nominated herself for the board but did not attend
7. One co-owner (Asian guy) stated that the board has served long enough. Co-owners are not happy. All unhappy with service.
8. Erin stated that there is a process to call a special meeting in the bylaws. Without a quorum this was not the time and place.
9. This is the most people that have ever attended an annual meeting.
10. Nikki mentioned previously Premier solicited volunteers to fill empty board positions

III: Erin's manager report / Financial report / Treasure's report / Transition Review

1. Board opened a \$400K 5.25% CD with seven months maturity date
2. When mature funds with go toward improvement projects
3. Co-owner question: Can co-owners call and ask for copy of monthly balance sheet and expenses
4. Erin did not have these in front of her
5. Co-owner question: Why money was spent on certain invoices? Erin mentioned it's a separate process to get that information. Put in writing. Not a free-for-all. For example, specifically request landscape between X dates. Come to office and look.
6. **Richard asked Erin to send out 2023 and April 30 financials**
7. Co-owner question: How many people on board see checkbook? Erin sends her manager's report and cash register report to the entire board at each meeting

8. CPA each year tax returns.
9. The board is looking at a full audit. Considerable expense, not budgeted. 6K for full audit.
10. **Board is considering a full financial audit** because Premier was lazy and disorganized
11. No motion was made to accept the financial information because this meeting is informational (no quorum)

IV: Roof Replacements / Roof Advisors

1. Increased dues in January for roof reserve (save money for future replacements)
2. Jerry (former board member) stated the extra \$25 per month not enough for roof replacements
3. First roof just replaced at \$34K.
4. Erin confirmed the money planned out will not be enough
5. Matt mentioned the roofs need a funding plan
6. Matt also said Roof Advisors gave Boulder Ridge a detailed report. No need to ignore the report. Roofs will be replaced as recommended by Roof Advisors.
7. Richard mentioned roof replacements will cost approximately \$900K. One was just replaced for \$34K. Boulder Ridge still has \$850K in replacements to be completed
8. There may be another drone scan done
9. Our roofs are 20 years old, and roofs are usually replaced every 15 to 20 years
10. Insurance keeps asking Erin when the roofs are going to be replaced. Concerned with water getting into units.
11. Co-owner comment/questions---Building 11 has already been replaced (2-12 hour days; finished Thursday night). Residents were all notified by text and email. Roofers were seen picking up roofing nails with magnets.

V: Delinquency / Liens / Foreclosure

1. Co-owner comment/question: 156 units does everyone keep up with their association fees?
2. Matt---Premier was slacking with collecting fees. There are procedures such as warning letters, late fees. Month three attorney. 30 days to pay or lien/foreclosure
3. Erin mentioned there were a lot of delinquencies. \$29K now down to \$12K

VI: Renters vs Owners

1. Number of renters needs to be figured out
2. Erin is trying to figure out which units have leases. Spreadsheet with lease terms
3. Approximately 30% at recent count
4. Co-owner comment / question: Is there a renter cap?
5. Matt--no cap in our documents. Since we don't have a quorum we don't have/can't get a limit on this. Our governing documents do state one year lease terms (no six month rentals)
6. Cost \$6000-\$8000 to change bylaws. Need to 66% to get approved. Pay the expense if it gets approved or not
7. Meeting attendance and community engagement is the key to getting votes passed
8. Co-owner comment / question about renters not following the rules
9. Matt mentioned forcing Premier to send rules and regulations 1x to the renters years ago.

10. Co-owners talking and mentioning the rules to renters (dogs, trash, etc), and the renters are clueless.
11. Erin mentioned that if renters don't follow the rules the co-owner / landlord gets fined.

VII: Transition from Premier to O'Brien Association Management

1. Board spoke without Premier present. Premier wasn't doing their day-to-day job.
2. Richard mentioned board was not getting service from Premier. Board did many interviews and considered many companies and hired O'Brien in November. OAM is doing a good job. Boulder Ridge board was dissatisfied with Premier before Covid.
3. OAM in 6 months is getting caught up with delinquencies. \$28K to down to \$12 K
4. Erin hit the ground running. Still in transition. Many things on the agenda.
5. Matt gave Premier 60 days (until the fiscal year was clean cut) and Premier quit at approximately day 30. Matt mentioned the roofs were supposed to have been replaced years ago and Premier slacked off
6. Jerry mentioned he was glad Christmas lights were installed. Erin said that was his board that did that!
7. Nikki mentioned the board found other vendors. Under Premier some quotes such as Christmas light quotes were very high
8. Co-owner comment / question--When did Sylvia and Mike sell Premier? Matt---2019/ 2020 Premier was sold to Troy Armstrong (previous Boulder Ridge board member). Matt called and texted Troy when he was running into road blocks with Troy's employees
9. Co-owner comment/question: Will vendors give Boulder Ridge a bulk deal if we combine with other properties? Erin---vendors service condos already and are giving us bulk deals.
10. Comments from co-owners thanking the board for finding a new management company
11. Matt wishes it had been done sooner
12. Co-owner comment / question--has lived here 20 years this fall. Lot of changes have taken place over that time. Co-owner has seen more action in the short period of time since OAM has taken over than ever before. Mentioned O'Brien has a great reputation. Thanks everyone for their hard work and that says that the board is only as good as the support they get.

VIII: Annual Meetings

1. Co-owner comment/ question--Should meetings be virtual to try to get a quorum?
2. Erin mentioned the board talked about virtual meetings
3. Mentioned more people came to this meeting because of the transition
4. Maybe virtual meetings in the future.
5. Nikki stated she likes virtual but realized everyone doesn't have the equipment and skills

IX: Concrete / Asphalt / Driveways / Roads Repair / Replacement

1. During the spring walk-through Erin and the board noticed lots of concrete that needed work.
2. It will not cost \$800 K but this is deferred maintenance.
3. Matt mentioned there might be \$60 K in the budget for concrete

X: Gazebo

1. Is not expensive, but everyone is tired of painting and maintaining. Money could be used for other projects.
2. Co-owner comment/question about tearing down the gazebo
3. Board mentioned yes that's been considered, but it's also part of the site plan
4. We might need a community vote to tear it down
5. While it is useful for parents for school pick up, most have cars at the sub entrance
6. Previously Matt voted for a bench all the way around in the gazebo to assist with school pick up, but the board instead voted for one small bench which was donated by a mold remediation company

XI: Greenway Landscaping / Grass / Shrubs / Trees

1. Matt mentioned some issues were noted in the spring walk-though. If you see something report it
2. Greenway is repairing winter damage. Erin holding check until issues are addressed
3. Matt and Richard mentioned the landscaping company has put down seed, straw, etc.
4. This is not an ultimate repair. We may need sod/hydroseed, but we would need to work with an irrigation company so that the repair takes.
5. 1760 bald spots on outer circle, dust and noise. Neighbor asking for tree (a tree for this location was recorded in spring walk-through)
6. Co-owner comment / questions: Landscape company just mowing and fertilizing not really doing any maintenance.
7. Erin mentioned this is the final year of the landscaping contract.
8. **Lots of complaints about landscaping.**
9. **Board solicited volunteers for a landscape / flower committee.** Committee volunteers are needed because the co-owners live on-site and are committed to their neighborhood and improving the community
10. Matt mentioned there are wet areas which the landscapers drive over and don't report.
11. Nikki noted that lots of grass holes were recorded during the spring walk-through
12. **Pictures of landscaping issues should be sent to Erin for repair.**
13. **Co-owner comments and questions that people that faced the back part of the sub (not the inner circle) weren't getting the landscape help.**
14. Matt mentioned is not happy with our current snowplow company Greenway

XII: Drainage / Mud / Malfunctioning Detention Basins / Engineering

1. Matt mentioned in 2004 2006 there was a three-phase project.
2. The third phase was completed and there were still wet spots all over the sub that never dried out
3. The detention basin in the sub center isn't supposed to hold water.
4. Matt says it needs repair, and that might help with the wetness issues
5. Co-owner comment / question-- Is it the responsibility of the HOA not the city?
6. Erin said we can check that out but wouldn't think so.
7. Matt said that detention basin was required as part of the Boulder Ridge site plan and city requirement

XIII: Lighting Committee / Light bulb replacement

1. **Boulder Ridge board solicited volunteers for a lightbulb committee.**
2. Co-owner comment / question about some bulbs being on all day.
3. Matt mentioned lighting issues should be reported so that the electrician can check it out.
4. We have porch and patio lights. Porch lights are automatic. Patio lights the owner flips the switch

XIV: Neighborhood Watch / Safety / Surveillance Cameras

1. Co-owner comment / question about a possible stolen car in our neighborhood
2. Is Nextdoor app safe?
3. Richard responded that the board really couldn't recommend way or another.
4. Co-owner comments / questions about possible surveillance cameras in the neighborhood
5. Matt---cameras also bring up privacy concerns and issues
6. Previously board was as considering cameras at the gazebo area
7. Who would look at the footage?
8. The attorney would also need to examine if security cameras are OK in the general common areas
9. Richard mentioned that the police can show up for issues.
10. Matt mentioned training by Police for the neighborhood watch.
11. **Erin and board solicited volunteers for the Neighborhood Watch committee.**

XV: Trash and Recycling / Green For Life (GFL) Environmental

1. Matt--GFL does NOT ACCEPT recyclables in clear plastic bags.
2. Recyclables need to be in larger (currently green) bins with lids (not smaller 18 gallon open topped recycling totes)
3. Contact Green For Life Environmental
 - a. (844) 464-3587
 - b. <https://boulderridgecondos.com/home/rules/>
4. Co-owner comment/question about trash in the community---Yes, the community has been spending money each week for litter/debris pick-up because unsecured trash and the open recycling tote contents get blown all over the neighborhood.
5. **Erin will send out an email blast stating recycling bins must have lids**

Other Co-owner comments and questions

1. Repair men have also been seen in the area on ladders replacing wood. There was a small portion that was rotten and they replaced and painted
2. Comment/question about rust on the bottom of the garage doors. Bylaws say homeowners are responsible.
3. If it's related to oversalting is this an association responsibility?
4. Matt mentioned that one time the front doors were painted back to spec.
5. Question---what paint colors are we supposed to be using? The old Boulder Ridge website has this information <https://boulderridgecondos.com/home/general/painting/>
6. **O'Brien can post paint color info on their website.**
7. **Building addresses / signs--Matt said the board voted to replace these under Premier and it was never done. The board is getting new quotes.**

8. Matrix of Responsibility--- Any issue a co-owner sees should be reported to O'Brien and O'Brien can let you know when the work order is requested if it is the responsibility of the co-owner or the association
9. Association management phone app / getting alerts / email reminders / work orders and modification request. **There is a portal access condo manager app. but the app won't work until you sign up with O'Brien. Erin will send later.** Can't use until Erin sends a link to sign up.
10. Co-owner comment/question about rescheduling the meeting for quorum.
11. Erin will take a look at this. But low attendance in previous years likely means that if the meeting is rescheduled to next month no one will show up again.
12. Matt mentioned that one year the meeting was rescheduled and fewer attended than at the original meeting
13. Erin mentioned this is specifically why we were continuing to hold an informational meeting
14. Matt mentioned that Premier had been really dropping the ball doing less than nothing
15. One co-owner mentioned moving in 2021 to Michigan and the community it's nice and safe. Had some financial suggestions for Erin. Erin mentioned that condos are a nonprofit but suggestions were welcome.

meeting adjourned 8:20 PM