

**Boulder Brook Club  
Board of Governors  
Board Meeting Minutes**

Apr 7, 2026 7:00 PM

Attendees: All Board Members (Andy Brown, Alexis Comrack, Chip Cooke, Helen Gernon, Ted Silva, Tim Silva, Matt Wiswall); and Debbie Cushing, Clerk

1. Season opening on schedule for May 15th
  - a. Well repair to address rust on Well #1 will happen before opening so that by that time, we will have two working wells in operation before turning the water on.
  - b. Docks will go in on or before May 15th, weather permitting.
  
2. Budget
  - a. We closed the 2025 operating budget \$661 under projected.
  - b. \$1491 (\$661+ Laundry and Interest income were moved to Capital.
    - i. Our beginning balance is \$29,091.
    - ii. The capital budget sheet shows some potential capital expenditures, including \$15K for the well repair, but no funds have been spent yet in 2026.
  
3. Caretaker
  - a. Micklons will return
  - b. Board to provide updated job description that aligns with our operating budget
  
4. Beach/Docks
  - a. Docks
    - i. Micklons will be replacing several dock boxes
    - ii. Burnell will treat the docks for wasps prior to the docks going into the water.
  - b. Several picnic tables need to be replaced or repaired.
    - i. Micklons will provide us with an assessment once the tables are back on the beach.
  
5. Roads/Trees
  - a. Several dead trees have been identified for removal (near the sheds, on the back road).
    - i. Board will follow up with Colin to see if/when that can happen; money was earmarked in the budget for this.
  - b. Last fall, Board requested specific brush trimming of club property. Will request that Micklons complete all (if it has not been completed already) before season opening.

- i. Club property across from the Kah's
    - ii. Embankment from walking bridge to Brookside
    - iii. Behind kayak rack
    - iv. Spigot side of the tennis court
    - v. Between Heinz/Silva
    - vi. Tree on the point
  - c. A road/curb issue in front of Underwoods may need to be addressed by the club.
    - i. Board will request solution options from Micklons.
  - d. Board will request Micklons replenish gravel on the geogrid near the parking area on the beach
  - e. Board will remind Micklons to do the routine 1/year back road maintenance.
6. Water system
  - a. Well repair to address rust in well #1 (higher up on the hill) will be completed before season opening
  - b. Board will ask Micklons to evaluate a section of the water system system to upgrade based on priority
    - i. Need to plan for proactive spending next year (2027)
7. Capital Projects
  - a. Board will send out a survey to the membership asking for input on capital projects.
  - b. Money was earmarked in the budget to replace one/both laundry machines
    - i. Board to get updated estimates on new coin operated machines.
  - c. The Sheds are an eye sore.
    - i. Board considering a volunteer project to paint them.
    - ii. Request for prioritization of more significant repairs will be included in the survey.
8. Tennis court repairs
  - a. The court is in need of repair and there has been a request for pickleball lines.
  - b. Board received three different estimates ranging from complete resurfacing to patch/repair.
  - c. Patch, repair, and paint touch up with added pickle ball lines was an estimated costs of \$11K.
    - i. If we want this to happen in 2027, we will need to schedule it this fall.
    - ii. This item will be added to the survey.
9. Board asked the membership if anyone was interested in property surveys by John Bliss to see if we could get a bulk rate.
  - a. Aaronson and McCord voiced an interest for their personal property; will ask membership again
  - b. Club could have common property surveyed; will add this to the survey to get membership input on priority.

10. Communications

- a. Send newsletter & survey to membership by May 1

11. Update on Club Insurance Policy research

- a. Tim is researching this and will provide a recommendation when the assessment is complete.

12. Board discussed if any Club Rules needed to be evaluated.

- a. No specific rules came up except
- b. Board will send a reminder for the membership to review club rules and to share them with their family/guests/renters.

13. Upcoming Meetings:

- a. Late May/Early June: Board Meeting: 2026 budget prep and annual meeting planning
  - i. Exact date TBD
- b. Annual Meeting: July 25th
- c. Post Annual Meeting Board Meeting: July 25th