

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

Nov 19, 2025 7:00 PM

Attendees: all board members in attendance (Alexis, Andy, Chip, Helen, Matt, Ted, Tim)

1. Season closing update
 - a. No news is good news
 - b. Water shut off after the 20th
2. Budget
 - a. Should finish right about where we thought
 - b. One major outstanding bill (after August 2nd)
 - c. Assessment collection in process. Reminders will be sent out soon.
 - i. 17 members paid in full
 - ii. 5 paid special assessment
 - iii. 8 unpaid
3. Caretaker
 - a. Feedback on 2025
 - i. Pleased with their performance
 - ii. Responsive to our budget concerns
 - b. Winter schedule
 - i. Visit a couple of times a week
 - ii. If there is snow, they will plow/address roof clearing
 - c. 2026 planning
 - i. Communication with the Micklons
 1. Ted - winter
 - ii. Summer schedule
 1. Revisit the original job description
4. Beach/Docks
 - a. Will need to replace a few docks
 - b. Will need to replace a few picnic tables
5. Roads/Trees
 - a. Trees have been identified for removal near shed and on back road (waiting for Colin)
 - b. Brush Trimming
 - i. Kah's trimming request
 - ii. Embankment from walking bridge to Brookside
 - iii. Behind kayak rack
 - iv. Spicket side of the tennis court
 - v. Behind Heinz/Silva
 - vi. Tree on the point
 - c. Curb near Underwoods will need to be addressed by the club

- i. Need estimate from Colin
- 6. Water system
 - a. Well repair to address rust in well #1 (higher up on the hill) in the spring ahead of opening
 - b. Ask Colin to evaluate a section of the system to address
 - c. Need to plan for proactive spending next year (2027)
- 7. Capital Projects
 - a. Send survey out in the spring
 - b. Replace one/both laundry machines
- 8. Tennis court repairs
 - a. Tim to send emails
- 9. Survey requests for Bliss
 - a. Aaronson
 - b. McCord
 - c. Ask again in the spring
- 10. Newsletter will go out before Christmas