

*BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION
P.O. BOX 2174
Crystal Lake, IL 60039-2174*

SEPTEMBER 21, 2011 WEDNESDAY – Minutes of BRPOA Homeowners Meeting

PRESENT: PATRICK LOVELESS, JOE LACALAMITA, BOB SEISER, MARY WESTENBERGER, LORI BERGMANN

Meeting called to order at 7:03 P.M. at Boulder Ridge Country Club, Lake in the Hills, IL.

Patrick Loveless, President, opened the meeting and greeted all homeowners present. Patrick gave a summary of the work that has been done since the June election by all Board members. The Board has obtained and reviewed all contracts, budgets, retained a new association attorney, (John Bickley of KSN), formed committees and met with contractors.

Mary Westenberger read the minutes of the June 7, 2011, election meeting. Motion to approve minutes as read made by Patrick Loveless; seconded by Lori Bergmann; unanimously approved.

Robert Seiser gave the financial report. The Income Statement and Balance Sheet of August 31, 2011 show that the cash position is healthy. \$80,000.00 has been put aside for roadways and transponder refund payments. \$25.00 is refundable from the homeowner transponder cost. Collections are continuing for delinquent funds. Reserves will be reconciled at the end of the year. Previous Board approved \$23,000.00 for irrigation system; however, there was an overrun on the project. At this time, we are on target with income and expenditures.

Architectural Committee – Joe LaCalamita

Bryn Watson will be the contact person for the Estate Homes. Joe presented an architectural and landscape application to be used for Estate homes as well as a guideline sheet (Exhibit A). Motion made by Mary Westenberger to accept application for the Estates; seconded by Robert Seiser; unanimously approved.

Landscape Committee – Joe LaCalamita

Joe LaCalamita announced that Lori Bergmann will replace him as chair of the Landscape Committee. Volunteers were asked to sign-up at the end of the meeting. The next landscape meeting will be to discuss holiday decorations. Fall flowers will be planted soon.

Streetlights – Joe LaCalamita

Joe presented an amended contract for Fine Gas Repair Service for the streetlights (Exhibit B). Motion made by Robert Seiser to accept contract; seconded by Lori Bergmann; unanimously approved.

Social Committee – Joe LaCalamita

Joe explained the formation of the committee which would plan parties for homeowners, kids' parties and possible gifts for new homeowners.

Snow Contract – Patrick Loveless

Patrick informed homeowners that the previous Board signed the snow contract for 2011-12 and the contract will be honored as such.

Miller Road Gate – Patrick Loveless

Patrick explained the use of a sensor at Miller Road gate allowing “free” exit at Miller Road without a transponder for everyone. The purpose of “free” exit is to reduce traffic on new roads and new bricks at Frank Road and to discourage speeding by delivery services and kids who are trying to meet curfew. Security will not be compromised as the cameras are operating 24/7. There is no issue with someone leaving without a transponder at Miller because this is similar to Frank Road exiting. An Algonquin Road proposal is expected within the coming week for the Board.

Recap – Patrick Loveless

Patrick summarized the work of the Board since the election; all legal files (including contracts), correspondence and the insurance policy have been reviewed by the Board. Board members met with vendors. The KSN law firm has been engaged and will do the amended and restated covenants and by-laws as the Board signed a Premium Plan with KSN. This will bring the covenants and by-laws in compliance with current Illinois laws. Western Irrigation has installed a sprinkler system with timers at all 3 entrances. The transponder list from Privacy Solutions is being updated to assist Bob in preparing the budget. Dan Shepard of Plote Homes is working with the Board on certain issues. The speed bumps will not be reinstalled; instead, the Board intends to sell them. The Board repurposed the signs to say “Caution: Children at Play.”

Website – Patrick Loveless

Patrick informed the homeowners that a logo is in the works for the website. The website will have links, Board email addresses, covenants, by-laws and any other necessary applications.

Emails – Patrick Loveless

Patrick explained that emails will reduce the cost of homeowner mailings and that the emails will not be sold. He encouraged homeowners to send in their emails to any Board member.

Patrick also recognized Don Brown for his work on the previous Board.

A homeowner’s question and answer period followed. Issues brought forth were the free exit, security concerns because of the large number of landscapers, property not being taken care of, lack of an Estates association, golf carts driven by children, speeding by UPS trucks, the need for board representation for all parts of the community, Frank Road pavers, speeding/cutting the corner short on Mason and Boulder, the Algonquin gate timer, BRCC guests speeding, a by-laws and covenants rewrite, high property taxes, Social Committee funding, collections, chain link fencing, sewer funding, timing of the budget meeting, accounting for the sprinkler system and the new allocation percentage for BR Country Club.

Next meeting is November 9, 2011 at the Boulder Ridge Country Club.

Motion made by Patrick Loveless to adjourn; seconded by Joe LaCalamita; unanimously approved. Meeting adjourned at 9:08 P.M.

Respectfully submitted,

Mary Westenberger – BRPOA Secretary

EXHIBIT A

Architectural Review Contact

(Estates Only)

NAME: Bryn Watson

ADDRESS: 1 Point O Woods

PHONE #: 1-847-854-2433

EMAIL: brynw8@hotmail.com

Any exterior home improvements and or modifications made to the exterior of Estate Homes must be submitted and reviewed before any work can start.

Architectural & Landscape Application

Please note: This application must be filled out in its entirety and must be accompanied by:

- _____ Plat of Survey
- _____ Copy of contractor's proposal or detailed plan and copy of contractor's quote
- _____ Proof of Homeowner's Insurance
- _____ Compliance fee, if applicable, due before the beginning of work (see below)

Property Owner's Name(s) _____ Lot# _____

Address _____

Phone _____ Email _____

Who will be conducting work? Self _____ Contractor _____

Contractor's: Name _____

Phone _____

I understand that all work performed must be in accordance with Village of Lake in the Hills codes and ordinances and that any necessary permits will be applied for:

Signature of Homeowner/Applicant _____ Date _____

All contractors must be licensed with the Village of Lake in the Hills (see LITH Permit Application)

Compliance Fee: This fee is to guarantee all work is performed in accordance with Lake in the Hills codes and conforms to the plans approved by the BRPOA. The fee will be 20% of the contractor's quote with a minimum fee of \$500.00 and a maximum of \$2,500.00. Upon completion of the project and approved review of this committee, your fee will be refunded. Your check will be deposited into an escrow account - no interest will be paid. Asterisk (*) Indicates projects requiring compliance fee.

Type of Project:

- _____ (*) Driveway Replacement (seal coating of a driveway does not require application)
- _____ (*) Driveway Ribbons
- _____ (*) Sprinkler System
- _____ (*) Deck or Gazebo (circle applicable)
- _____ (*) Patio or Sidewalk (circle applicable)
- _____ (*) Swimming Pool, Therapy Pool, Spa or Hot Tub (circle applicable)
- _____ (*) Addition
- _____ (*) Landscaping Modification
- _____ (*) Solar Energy Equipment
- _____ (*) Re-roof
- _____ Exterior Painting (color chip(s) must be provided for all painting)
- _____ Exterior Shutters or Awning(s) (color sample must be provided)
- _____ Permanent Basketball Hoop

Please mail application to: Boulder Ridge POA, P.O. Box 2174, Crystal Lake, IL 60039-2174 or drop off at 1 Point O Woods Ct. Please submit duplicate. Please allow two (2) weeks for processing.

Committee Review: Date Reviewed: _____ Approved _____ Disapproved _____

Reason for Disapproval: _____

BRPOA **GUIDELINES FOR THE** **ARCHITECTURAL & LANDSCAPE APPLICATION**

An Architectural & Landscape Application must be submitted and approved prior to any work commencing for the following:

- All exterior painting or staining of your home. Paint chip must be provided for review before any painting.
- Installation of an irrigation system.
- Installation and/or modifications of a deck, gazebo, patio or sidewalk.
- Installation of a swimming pool, therapy pool, spa or hot tub.
- Room additions, including Sun Rooms.
- Replacement or modification to a driveway (change to concrete, brick pavers and addition of ribbons)
- Landscape modifications including trees, berms, sod removal, and additional planting beds.
- Installation of exterior shutters and retractable awnings (no other awnings are permitted).
- Permanently installed basketball hoops.
- Installation of solar energy equipment.
- Any other exterior work that requires a Village of Lake in the Hills Building Permit.

An Architectural and Landscape Application is not required for the following:

- Bedding flowers or plants in existing planting beds.
- Painting or staining of an existing deck or gazebo.
- Driveway resealing.
- Installation of playground equipment, however ALL playground equipment must be of made of wood and must be painted or stained. (No plastic, steel or metal allowed.) Playground equipment may not be installed within any easements or common areas.
- Landscape lighting – Please be respectful of your neighbors.

*Exterior storage sheds are prohibited. Fencing is prohibited unless in conjunction with the installation of a swimming pool, therapy pool, spa or hot tub.

EXHIBIT

B

FINE GAS REPAIRS

P.O. Box 345
 Fox River Grove, IL 60021
 (847) 639-7394
 (847) 210-6988 pager
 www.FineGasRepairs.com
 FineGasRepair@gmail.com

Service Proposal

Date	Job #
9/12/2011	6735

Name & Address Boulder Ridge Master Assoc. Lake in the Hills, IL 60156	Home Phone	847-532-2778 Mary
	Cellular Phone	847-878-5040 Joe
	Other Phone	

Make & Model #	Install Date / FD	Serial #	P.O. No.	Technician

Service Description	Total
<p>Fine Gas Repairs will provide service & maintenance of 8 Gaslight street fixtures in Boulder Ridge subdivision @ \$90 per light fixture = \$720 annual service & maintenance.</p> <p>Service & maintenance includes cleaning & replacing mantles as needed. Mantles will be same quality & type as provided by Fine Gas in previous service trips.</p> <p>Service requests can be phoned to our office at 847-639-7394, or emailed to FineGasRepair@gmail.com. Dan Fine's emergency pager# is 847-210-6988.</p> <p>Routine mantle service can be completed within 4 business days; other repairs may require more time.</p> <p>Fine Gas will warranty labor & mantles for 1 year. Fine Gas will not charge to replace mantles during the course of the year if a single light goes out. Warranty does not include damage caused by acts of nature, vandalism, or other maintenance activities (ie. snow or garbage removal).</p> <p>Replacement globes and other fixture replacement parts needed are at additional cost, and can be procured by Fine Gas.</p> <p>Fine Gas is qualified to perform any necessary gaslight repairs, including, but not limited to, regulators, gas lines, gas leaks & upgrades.</p> <p>Typical repair labor is \$149 trip fee & includes 1 repair item (parts are additional). Repair labor for additional item(s) is \$90 each. Estimates are submitted if scope of repairs needed are atypical.</p> <p>Fine Gas Repairs is licensed with the Village of Lake in the Hills, and is insured & bonded. Term of this proposal is 1 year, effective 10/01/11 thru 10/01/12.</p> <p>I look forward to working with you!</p> <p>Daniel Fine Owner, Fine Gas Repairs</p>	

	Total plus additional charges & parts noted above	\$0.00
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