*BOULDER RIDGE PROPERTY OWNERS’ ASSOCIATION*

*P.O. BOX 2174*

*Crystal Lake, IL 60039-2174*

[www.boulderridgepoa.net](http://www.boulderridgepoa.net)

April 24, 2019 Meeting

PRESENT: BOB SEISER, DON BROWN, BRIAN DOWNEY, JOE LACALAMITA

Meeting called to order at 7:01 PM at Boulder Ridge Country Club

**Secretary Report – Bob Seiser for Rob Falbo:**

* Minutes for November 15, 2018 will be reviewed for approval at the next scheduled HOA Meeting.

**Treasurer Report- Brian Downey:**

* Year-end 2018 financial statement was presented by Brian. **Exhibit A.**
* Aged receivables were healthy showing past due of $1,700 compared to $17,000 for 2017.
* The annual dues of $575 has been maintained for the past several years.
* The 2019 financial statements for March 2019 was presente to the board and reviewed. **Exhibit B.**

**Architectural Committee – Joe LaCalamita**

* Joe presented the background requirements by the POA for approving outdoor projects. Information is available on the POA’s website
* As to home building activity, two homes are under construction (lot 75 – 210 Boulder Drive; Lot 65 – 112 Boulder Drive).
* A spring 2019 walk-thru of the community will be conducted once the weather cooperates and plants/trees are in bloom to monitor unsightly conditions which may exist on properties with the intention to discuss these issues with the property owner
* Joe provided a summary of the board’s discussion with the Boulder Ridge CC as to issues and unsightly conditions noticed by POA, such as golf cart sign poles/posts, Algonquin Road fence swing gate, Algonquin Road fence arborvitaes, Algonquin Road fence, etc. The board emailed a letter to the CEO of Plote Homes LLC, Ryan Trottier, identifying these issues and requesting a plan of action from them to a) straighten/paint golf sign poles, b) remove and replace the arborvitaes, c) close and replace the chained and locked swing gate not in use with iron fencing, and d) to paint the iron fencing. The board has held numerous conversations with the BRCC on these matters and provided ownership documentation on the real property which contain the personal property in question. The BRPOA had sent the letter requesting a plan of action to remedy the unsightly issues as the BRCC has made numerous and prior claims that all iron fencing and shrubbery (i.e. personal property) located on BRCC real property is property owned by the BRCC. Additionally as to the BRCC’s prior claim that the swing gate on the Algonquin Road fence needs to be maintained as a fire department entrance to the community, the board communicated with the Huntley Fire Dept. Chief on such matter. The Huntley Fire Dept. indicated the swing gate in question is not and will not be needed or used as a fire entrance to the community and can be removed and replaced as desired by the owner. The board is awaiting a response. The relationship with the BRCC is good but the board wishes to document in its meeting minutes the communications its now has with the BRCC on such matters.

**Safety Committee Report – Don Brown**

* Don provided an update to the attendees as to roadway safety.
* The failing radar sign on Mason will be fixed and all radar sign’s solar panels will be adjusted to point towards a more appropriate sun direction.
* The project to install directional signage into the ground at both Algonquin Road and Miller Road entrances have been completed. The signage will direct visitors from those entrances to the Frank Road main gate entrance.
* A project to restripe the roadways is being planned. The remaining two areas of crack sealing will be filled and fixed.

**Homeowner QA:**

* Homeowner and a member of the BRCC expressed concern over inappropriate use of private golf golfs on the roadways and well as BRCC nonmembers accessing the golf course property (in the specific case of a homeowner living along hole #5 and having their family and friends access and play the course causing damage to the hole green). The homeowner and member of the BRCC acknowledged he did report the incident(s) to the BRCC Head Gold Pro Chris Bona. The board agreed to insert a reminder of proper golf cart use and the private property of the BRCC in its next newsletter.
* Homeowner inquiry on board terms. Each member of the board serves a two-year term until election time which occurs in June 2019 or until such later time where a duly election can be held. Information on the upcoming election will be mailed to all property owners.

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Motion to adjourn at 8:02 meeting was made and passed

Respectfully submitted,

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Robert Falbo

BRPOA Board Secretary