*BOULDER RIDGE PROPERTY OWNERS’ ASSOCIATION*

*P.O. BOX 2174*

*Crystal Lake, IL 60039-2174*

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

APRIL 17, 2013 – WEDNESDAY – Minutes of BRPOA Homeowner Meeting

PRESENT: PATRICK LOVELESS, JOE LACALAMITA, BOB SEISER, MARY

WESTENBERGER, LORI BERGMANN

Meeting called to order at 7:00 PM at the Boulder Ridge Country Club, Lake in the Hills, IL.

The Board acknowledged receipt of Agenda (Exhibit A).

Motion made by Mary Westenberger to accept the written minutes of November 14, 2013; seconded by Bob Seiser; unanimously approved.

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The Board ratified contracts that were approved since November 14, 2012 and the motions were read by Bob Seiser for the Board’s ratification (Exhibit B).

ARCHITECTURAL COMMITTEE – JOE LACALAMITA

Joe reminded the homeowners to fill out an application that can be found on the BRPOA website before doing any work in the Estates. The Village of Lake in the Hills will not issue a permit without a BRPOA approval letter.

Homeowner violations ( including garbage disposal, debris and storage on vacant lots) are decreasing.

LANDSCAPE COMMITTEE – LORI BERGMANN

Lori informed the Board that the Spring planting of annuals will consist of red salvia and mixed marigolds at the 3 entrances to Boulder Ridge. At an earlier Landscape Committee meeting, Dan Shepard, spokesperson for the Boulder Ridge Country Club, said the BRCC will mirror the BRPOA flowers in its outdoor plantings.

Lori has sent out bid specifications to several landscape companies for flower planting, re-landscaping at Miller Road and mulch. April 24, 2013, is the deadline for submission.

Lori has also sent out bid specifications for the exterior painting of the Frank and Algonquin Road gatehouses; this painting has have never been done before. April 24, 2013, is the deadline for submission.

Lori has also sent out bid specifications for a new lawn maintenance contract that will include the sprinkler system start-up and shut down and monitoring of the system watering during the season. April 24, 2013, is the deadline for submission.

SOCIAL COMMITTEE – JOE LACALAMITA

Joe thanked Agnes Rapacz from Tea Gschwender for hosting a tea tasting event held before tonight’s homeowner meeting.

Patrick commended Bob Seiser for his initiative in contacting the Crystal Lake Street Division and requesting that replacement trees be planted in the right of way on Miller Road and repairing the sidewalk along Miller Road.

TREASURER REPORT – BOB SEISER

Bob recapped the December 31, 2012, financials that were mailed out to all homeowners on or about April 1, 2013.

Bob recapped the February, 2013 financials which were made available to the homeowners at this meeting. The late fee assessment is added to the annual assessment or any due date assessment when a homeowner is delinquent in meeting any of these due dates.

Bob thanked the Board for approving a motion to make a mandatory $25,000.00 road reserve line item in the BRPOA Annual Budget with each and every even year, beginning with 2014, following thereafter in 2016, and so on.

Bob also explained that the snow budget is in a negative variance due to the snowfall levels in the first 3 months of 2013. He also stated as of April 11, 2013, receivables outstanding are $39,000.00, consisting of 2013 and prior years back to 2009; of this amount $29,000.00 is past due from about a dozen homeowners with the remaining $10,000.00 is due from the 2013 assessment. He explained that though accounts may be fully reserved for as an uncollectable account, the amount will not be adjusted to its collectable balance, if any at all, until it is settled in foreclosure or bankruptcy (Exhibit C).

Transponders continue to be deactivated when a homeowner is delinquent. The Board’s policy to deactivate tr4ansponders has been communicated to all homeowners in numerous ways. The boards of the Greens and the Fairways HOAs can also request transponder deactivation if their own member homeowner dues are delinquent.

At a previous meeting, the homeowners requested that the names and addresses of the delinquent homeowners be read and posted. Bob read the names and property addresses of those delinquent homeowners, as follows:

Barazi: 931 Mason Lane - $5467.00

Bank of America: 921 Mason Lane (Barazi) - $5712.00

Gramarossa: 3341 Sandstone Ct. - $3390.00

Mertz: 800 Mason Lane - $2915.00

Pikula: 2 Twelve Lakes Ct. - $2225.00

Brannam: 1016 Mason Lane - $2061.00

Woodmancy: 7 Barton Creek Ct. - $1828.00

King: 630 Mason Lane - $1485.00

Pollini: 11 Shoal Creek Ct. - $1485.00

Curtis: 260 Boulder Drive - $595.00

Park: 231 Boulder Drive - $595.00

Amelio: 600 Mason Lane - $595.00

Lentine: 1021 Mason Lane - $595.00

Patrick stated snow plowing and removal specifications have been sent out to 12 contractors for the 2013-2015 snow seasons. All bids are to be returned by April 30, 2013.

Patrick also requested homeowners to volunteer for committees.

QUESTIONS & ANSWERS SESSION WITH THE HOMEOWNERS

QUESTION: Why is the 2012 actual postage cost higher than budgeted?

ANSWER: During the year, the BRPOA Covenants and By-Laws were updated to comply

with Illinois law. Also during the year, the Rules and Regulations were instituted

by the Board. Both of these documents were printed and mailed to all 533

homeowners. The mailing occurred under two separate deliveries.

QUESTION: What actions are being taken on those homeowners who are delinquent and but

not in foreclosure?

ANSWER: All the homeowners who were delinquent with their dues as of December 31,

2012, had liens placed on their property. The 4 new delinquent homeowners in

2013 are in foreclosure or bankruptcy and the Board will consider the economics

of placing liens on these properties.

QUESTION: Would the Board consider negotiating with the new delinquent homeowners?

ANSWER: As the properties are already in foreclosure, the Board may be unwilling to place

a lien on the property. Liens are unenforceable and lost once a property is

foreclosed by its lender.

QUESTION: Can the gates close faster to prevent trailing cars from entering the property?

ANSWER: The timing on the quickness of closing of the gates has already been adjusted, but the Board will review the timing again.

QUESTION: Why has the towing sign been erected at the Miller Road entrance

ANSWER: The Greens HOA is having some problems with their homeowners and/or their guest storing vehicles in their common parking areas. The tow sign was legal action for the Greens HOA to warn and give notice to their member homeowners before proceeding to tow these vehicles. The BRPOA Board did discuss the sign but will revisit the issue.

Patrick added that if a gate is damaged by a homeowner, the homeowner will be responsible for the repair. There are video cameras located at each of the 3 community gates.

The next homeowner meeting is June 5, 2013, which is the election of a new Board.

Motion made by Bob Seiser to adjourn; seconded by Joe LaCalamita; unanimously approved.

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Meeting adjourned at 8:20 PM.

Respectfully submitted,

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Mary Westenberger

BRPOA Board Secretary