

*BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION*  
*P.O. BOX 2174*  
*Crystal Lake, IL 60039-2174*  
[www.boulderridgepoa.net](http://www.boulderridgepoa.net)

November 14th, 2017

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

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

Exhibit A: Agenda.

**Bob Seiser delivered Presidents Report.**

- Bob discussed the damage at the Miller Rd Outbound Gate and island. Camera systems and Bruce Peterson were very involved in recovering for the damages.
- Bob commented on the Greens also looking at safety and adding electronic radar speed signs in their neighborhood.
- Bob discussed we are looking arm and gate system at Miller Rd due to all the traffic following in and entering from the outbound side. This is extremely dangerous when traffic is coming in on the opposite side.
- We are still looking at ownership of Iron fencing. Many questions involve BRCC where they own land behind the 14<sup>th</sup> tee and the end of the cul de sac on Sandstone.

**Secretary Report:**

5-0

- Presentation and approval of Minutes from September 13<sup>th</sup> (two meetings).
- Discussed we will be using Good Hands again for Xmas lights and will continue with similar theme from previous years. Have to be careful on most entrances due to limitations on power.
- We are getting prepared for winter using Ryco again for snow removal.

**Landscape Committee Report: Bob Seiser and Michelle Carroll**

5-0

- Agreed 'voted at executive meeting' to cut and seal cement curb/asphalt street line at a cost of \$9,900. May get done in Spring of 2018 based on un-favorable weather conditions in Oct/Nov.

**Other:**

5-0

- Agreed 'voted at executive meeting' to hire and outside accountant to examine the 2017 books. Cost \$1000.
- 2017 Financial results (Sept 2017) have been mailed to all members

- All Members will receive in the mail by April 15, 2018, an accounting of the expenses of the Association.

**Treasures report – Brian Downey went over current budget.**

Exhibit B – Current Balance Sheet and Income Statement for 2017 and approved 2018 Budget

- 2018 Budget was approved at the September 13<sup>th</sup> Meeting
- Notice of the Budget Meeting was duly given by mail to all member under not less than 10 days and no more than 3 days, included a copy of the 2018 Budget. Affidavit of mailing from Maryellen Coens received as to the October 18, 2017 mailing date and contents.
- Some high level notes from Brian include:
  - We have around \$450,000 Cash
  - We have \$294,000 in reserves including \$133,500 for road reserves.
  - The dues will remain the same for 2018 as 2017 at \$575.
  - We have 5 homeowners in arrears.
  - Thinking of creative ways to push them pay including adding annual interest to un-paid dues.
  - Brian is very happy with our reserves and is happy with our fiscal responsibility for future and un-known expenditures.

**Safety Committee Report:**

- Don is looking at adding Boulders at gates so trucks avoid running over our landscaping.
- Our homeowners need to notify trucks to come in Frank Rd so they don't have to circle around the other two entrances.
- We will consider adding new signage.

5-0

Motion to adjourn at 8:11 meeting was made and passed.

Respectfully submitted,

---

Robert Falbo  
BRPOA Board Secretary