*BOULDER RIDGE PROPERTY OWNERS’ ASSOCIATION*

*P.O. BOX 2174*

*Crystal Lake, IL 60039-2174*

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

November 19, 2020 Meeting

PRESENT: BOB SEISER, TODD CARROLL, BRIAN DOWNEY, JOE LACALAMITA

Meeting called to order at 7:02 PM at Boulder Ridge Country Club.

**Secretary - Rob Falbo:**

5-0

* Minutes for November 19th, 2020 meeting and workshop minutes from June 11th, 2020 and July 14th, 2020 were approved.
* All minutes are posted on website.

**Treasurer Report- Brian Downey: Exhibit B, September 30, 2019 Financials.**

* Mailed out budget meeting notice on October 26th, 2020. Rob Falbo added to records.
* Mailed out a copy of our 2020 financials and 2021 Budget.
* While we met our operating budget we had some unforeseen expenses: Gate Operating we spent around $10,000 vs $4,500 budget. Electrical repairs at Algonquin were $8,700 vs $3,700 budget
* Sent out 9/30 balance sheet and proposed 2021 budget to be discussed later.
* $2100 unfavorable on balance sheet however we had budgeted to spend 270K and spent 270K.
* Went over budget on camera’s by $1300, $5000 on electrical repairs, and $6,000 on gate repairs. However, still only $2,100 unfavorable.
* Bob Seiser wanted to mention we are an aging community and will have some unforeseen expenses year to year.
* $457,000 reserves on 12/31/19 and $551,00 on 9/30/2021
* 1 account out of 533 is in arrears.

**Landscape Committee – Bob Seiser**

5-0

* Motion to approve Fall Decorations approximately $1,000 per entrance.
* Thank you, Michelle Carroll, for all your help.
* Rob Falbo reports - Xmas decorations are going up and wreaths are up..

**Treasurer Report- Brian Downey: 2021 Budget**

* $590 annual assessment in 2021 the same as last year. Boulder Ridge CC contributes 10% of the assessment.
* We reduced $9,000 of interest income to $8,000 due to interest rates.
* Kept reserve levels the same as 2020.

5-0

* Budget was approved in previous meeting.
* $457,000 in reserves in 2020 and $551,000 in

**Secretary - Rob Falbo:**

* GatekeyPlus is up and running. $225 to upgrade and it was mandatory.
* Information is available on our website.
* Features include a new custom app to have on your phone to quickly add guests.

**Architectural Committee – Joe LaCalamita**

* Thank you for all coming out, and introduced what he does.
* 56 applications this year.
* 2 new construction were built and closed.
* Repairs to curb lines and sewer catch basins. A total of 6 catch basins were repaired.

At Miller Rd. entrance replaced failing asphalt. Total of $15,000 for catch basins and Rd repairs. It was taken out of street repairs.

* 1021 which was foreclosed was purchased and resold. The person who purchased out of foreclosure addressed all our violations.

**Security VP – Todd Carroll**

* New cameras are in and really can capture detail.
* Every incident this year have been identified by using our cameras and they are paying for themselves.

**Other Business:**

* Bob Seiser had addressed conversation on Golf Carts.
* We have an arrangement with Police and Village to use Golf Carts on our Streets as long as they meet Illinois Vehicle Laws.
* This Board is not going to do the policing and let the police do their work.
* Todd Carroll said we are a Board of Rules and Covenants and we follow our rules for those who are in arrears we can Lien a house and turn off transponders.
* Question: Did camera’s catch homeowners or vendors doing damages and the answer was ‘yes, all of the above’.
* Question: We need support from Police. Answer: We continually work with the police and have had a lot of policing this summer of 2020.
* Question: Who has the right of way at Ridgewood, Mason, and Miller Rd. Answer: We said it was Miller.

Motion to adjourn at 8:19 meeting was made and passed

Respectfully submitted,

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Robert Falbo

BRPOA Board Secretary