

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

NOVEMBER 9, 2011 – WEDNESDAY – Minutes of BRPOA Homeowners Meeting

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

Meeting called to order at 7:05 P.M. at Boulder Ridge Country Club, Lake in the Hills, IL.

Notice of Annual Meeting was read by Mary Westenberger.

Motion was made by Patrick Loveless to approve written minutes of the September 21, 2011 BRPOA Homeowner meeting; seconded by Lori Bergmann; unanimously approved by all homeowners present.

Patrick introduced the Boards of the Fairways and Greens. The Fairways was represented by Patt Holobowicz and Lynn Strout; the Greens was represented by Kathleen Ricketts and Patrick Loveless.

Patrick explained the new transponder/decals program. Mary Westenberger and Lori Bergmann are auditing the transponder files to verify transponder users. The Board also is working to better secure the community by replacing the current one-time purchase decal with a traceable color-coded annually renewed decal. A resident homeowner who wants a decal must fill out an application and pay a \$25.00 non-refundable fee. The decal is valid from January 1, 2012 until December 31, 2012. There is no grace period for purchase of a decal; the old decals expire December 31, 2011. A homeowner does not have to purchase a decal or a transponder for entry access; instead, the homeowner must stop at the Frank road gatehouse each time in order for security to verify that person as a resident and to allow access. The Board has been meeting with Dan Shepard of BRCC to discuss restricted access for golf members and employees.

Bob Seiser spoke of the gated community standard that means access and egress would now be monitored in a more secure manner with these transponder/decals reforms. Bob also explained that “free” exits help with traffic movement from the residents as well as BRCC. This is a period of transition with the transponders and decals. Homeowners can get a \$25.00 refund from the purchase of a \$100.00 transponder when it is turned in. The monies collected from the transponder/decals sales are in a separate bank account specifying use for refundable fees and gate-related repairs.

The Algonquin “free” exit is still being planned. The Board is waiting for all estimates to come in to install the sensors. Joe LaCalamita is handling this project.

Bob Seiser presented the 2012 budget. The BRPOA annual budget is based on cash in and cash out. The BRPOA is not here to make money but the Board is looking for a better way to use our resources. Bob explained each line item of the 2012 budget with the biggest expense being labor

for the Frank Road gatehouse. The 2012 budget that will be sent in the mail to each homeowner will have a minor correction of \$500.00 for event planning; the bottom line will not change with this correction. A full accounting of 2011 expenses will be given in 2012. The Board has approved this budget; however, homeowners have the ability to follow a procedure to disapprove the budget, delineated in the covenants and by-laws.

Bob explained the 2012 Annual Assessment Homeowner Payment Plan. If the assessments are not paid in conjunction with the Payment Plan, legal action will be taken. Final Demand Letters have been sent to delinquent homeowners to pay by December 31, 2011, otherwise further legal action will be taken. Bob also explained the Fee Schedule.

Lori Bergmann, Landscape chairperson, introduced the committee members; Pat DiSarno, Robb Tadelman and Mary Westenberger; Mike Lane was absent. The committee is working on the installation of holiday lights at the 3 entrances and proposals for artificial wreaths. The LC is also obtaining estimates for the painting of all the rusting metal Boulder Ridge signs that belong to the BRPOA. The sprinkler system is another responsibility of the LC.

Joe LaCalamita reported that Creekside is to replace exterior landscape lighting bulbs. He also mentioned that the streetlights are on all the time because they are gas.

Joe LaCalamita reported that the Social Committee will be having self-funded events in January and February. January's event will be bowling and February's event will be Cirque du Soleil. These events are posted on the BRPOA website.

Patrick Loveless gave an explanation of the boulderridgepoa.net website design which includes a homepage, and links for email; Board members; committees, newsletter, event calendar, meeting minutes, forms; future photo gallery and covenants and by-laws. The 2012 budget will be posted as well as the schedule of fees and the terms of the payment plan.

A Question and Answer period followed. Questions asked related to the financial statement and a balance sheet that will be mailed out in the annual assessment mailing in January, 2012. Others asked about outstanding homeowner collections assessment; what was budgeted and what was collected. Financial statements will be given out in 2012 at each homeowner meeting. As for the receivables, \$28,000.00 is still outstanding with \$6,000.00 tied to the special assessment for the 2009 road repair. As of December 31, 2011, this \$6,000.00 will be turned over to Plote Properties according to the road contract and a balance of \$22,000.00 will be outstanding. Final Demand Letters were sent to 30-40 homeowners; of those 25 homeowners did not pay the special assessment or the 2009, 2010 or 2011 annual assessment. The reserve balance at 12/31/2011 will be equal to the uncollected accounts less any special assessments.

Meeting adjourned at 8:45 P.M.

Respectfully submitted,

Mary Westenberger – BRPOA Secretary