*BOULDER RIDGE PROPERTY OWNERS’ ASSOCIATION*

*P.O. BOX 2174*

*Crystal Lake, IL 60039-2174*

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

JUNE 5, 2013 – WEDNESDAY – Minutes of BRPOA Board Meeting

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

WESTENBERGER, LORI BERGMANN

INVITED GUEST: PAMELA PARK (BRPOA legal counsel)

CANDIDATES: PATRICK LOVELESS, JOE LACALAMITA, BOB SEISER,

STEPHEN HOLOBOWICZ

ABSENT: RACHEL HOCH

Meeting was called to order at 7:10 PM at the Boulder Ridge Country Club, Lake in the Hills,IL.

The Board acknowledged receipt of the Meeting’s Agenda (Exhibit A).

Motion made by Bob Seiser to accept the written minutes of April 17, 2013 BRPOA Board meeting; seconded by Mary Westenberger; unanimously approved.

5-0

The Board ratified several vendor service contracts which were approved since the April 17, 2013, BRPOA Board meeting as read by Lori Bergmann (Exhibit B).

5-0

Mary Westenberger declared that a quorum of 20% of the total association members was met and an election for a new Board of Directors could proceed.

Mary read the Proof of Notice of Meeting. Bob stated that a voting right suspension letter was mailed out on May 20, 2013, to the 14 homeowners who remained ineligible or became ineligible to cast a vote. The suspended members are as follows: Alan Barazi, Stephen & Nora Gramarossa, Mertz Capital Investment, Anna Pikula, Chase Bank, Brian King, Sante & Domenica Pollini, Bank of America, John Curtis, Hong Chul Park, Michael & Karen Amelio, Matthew & Shelly Lentine, Frank & Michele Prokos and Stephen & Karen Alfano. (Letter attached with property addresses).

Patrick read the candidate slate from the nominating committee. Those nominations were Patrick Loveless, Joe LaCalamita, Bob Seiser, Rachel Hoch and Stephen Holobowicz. Stephen gave a brief statement to the membership of his qualifications; Lori read Rachel’s bio because she was not in attendance at the meeting.

Patrick explained the procedure for voting with a proxy and with a ballot. Lori and Mary passed out and collected the ballots from the membership because they were not running for reelection. Patrick requested volunteers for the vote canvassing. Jodi Schoeck and Lynn Strout volunteered.

After the ballots were collected, Mary announced the names of the newly elected Board: Rachel Hoch, Stephen Holobowicz, Patrick Loveless, Joe LaCalamita and Bob Seiser. The officer positions will be elected at the first board meeting of the newly elected board. .

A questions and answer session was conducted with the members.

* Patrick recognized the attendance of the Presidents of the sister associations, Lynn Strout, Fairways and Kathleen Ricketts, Greens.
* Michael Harrison commented on the speeding along Boulder Drive and asked the Board to address the speeding problem. Mr. Harrison volunteered to work with the Board to find a solution. Don Brown also volunteered to serve on a safety committee if one is formed.
* Patrick pointed out the speeding problems exist in the Greens as well as the Fairways. There was a consensus among the homeowners that a workable solution could be found. Patrick stressed that safety for the community has been and will continue to be a primary concern especially since there are no sidewalks and a great number of children are out playing.
* A request was made to bring the Village’s Speed Monitoring Device into the community and placed along Boulder Drive and Mason Lane. Bob Seiser acknowledged the board would inquire into its availability and that the speed limit throughout the community was a posted 25 MPH.
* Fred Klewitz stated that the bicyclists should ride with traffic flow and the pedestrians should walk facing oncoming traffic. Brian Downey offered a suggestion that the homeowners drive safely as an example to other drivers.
* Patrick announced the newly elected Board would form a safety committee to address alla concerns and issues raised during the meeting. Bob Seiser stated that hopefully with communication tools, visibility tools and monitoring tools, the vehicles will slow their driving speeds.
* Kathleen Ricketts, Greens President, requested that the homeowners become pro-active in calling the police for illegal driving activities, i.e., enter the community through an exit gate etc. Patrick stated that the POA’s Rules & Regulations as posted on its website and mailed out to all then homeowners, provided for a $500 fine for entering the community through an exit gate.
* Joe addressed a question regarding social activities within Boulder Ridge, saying that the Social Committee is meeting with Jim Dzeiken, Club Manager, to plan events for the remainder of the year. The Social Committee would like to work with Boulder Ridge Country Club in planning events held at the club. Joe recognized the attendance of Jim in the audience.

Motion made by Lori Bergmann to adjourn; seconded by Mary Westenberger; unanimously approved.

Meeting adjourned at 8:25 PM.

Respectfully submitted,

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Mary Westenberger – BRPOA Board Secretary