*BOULDER RIDGE PROPERTY OWNERS’ ASSOCIATION*

*P.O. BOX 2174*

*Crystal Lake, IL 60039-2174*

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

November 19, 2019 Meeting

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

Meeting called to order at 7:03 PM at Boulder Ridge Country Club. **Exhibit A, Agenda**.

**Secretary - Rob Falbo:**

 5-0

* Minutes for June 26th business meeting and June 26th Election were approved.

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

* Sent out 9/30 balance sheet and proposed 2020 budget to be discussed later.
* Snow removal over budget in 2019 due to harsh winter. Considering adding to reserve or 2020 budget.
* There was extra cost for mulching
* Only $402 in Accounts Receivable
* Budget is right on for 2019.

**Landscape Committee – Bob Seiser**

 5-0

* Motion to approve Fall Decorations approximately $1,000 per entrance.
* Thank you, Michelle Carroll, for all your help.

**Secretary - Rob Falbo:**

* Gatekey HO Update, there is a new version available and will be reviewing at some point in 2020.

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* Motion to approve Ryco for 2020/21 Snow Removal, budgeted $25,000. Approved
* Only 1 mailbox was hit last year and Ryco fixed it.

 5-0

* Motion to approve holiday lighting approx….$4,000. Approved.

**Architectural Committee – Joe LaCalamita**

* New home starting at 910 Mason Lane.
* If you need any work done, Joe will approve in advance of Village allowing permit.
* Please remember you can’t post signs while work is being done to your house.

**Other Old Business:**

* Board met with Privacy Solutions including Bruce Peterson and Bruce Peterson Jr to go over expectations.
* We agreed to another 3 year contract with a 90 day cancellation clause for either party.
* Question about new camera’s that are being deployed: We will have at least 30 day’s of retention and able to quickly recover video.

**2020 Budget Meeting: Exhibit C - Notice and Proposed 2020 Budget**

* Budget written and discussed with all 5 board members.
* Collected $3,800 that were part of doubtful accounts.
* $590 Dues in 2020 a $15 dollar increase and the first in 3 years.
* $361,786 in Revenue in 2020 a 4.2% increase.
* Approximately $400,000 in total reserves.

 5-0

* Please remember you can’t post signs while work is being done to your house.
* Motion to approve 2020 Budget. Approved.
* 2019 Actual Budget will be mailed out the end of February 2020

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Motion to adjourn at 8:02 meeting was made and passed

Respectfully submitted,

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Robert Falbo

BRPOA Board Secretary