

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION
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May 7, 2014 – Wednesday – Minutes of BRPOA Board Meeting

PRESENT: BOB SEISER, JOE LACALAMITA, KONSTANTIN GOUREEV, ROBERT FALBO

Meeting called to order at 7:06 PM at The Boulder Ridge Country Club, Lake in the Hills, IL. The Board acknowledged receipt of Agenda (Exhibit A).

Vice President Joe LaCalamita welcomed and thanked everyone for coming. He acknowledged and thanked Mary Westenberger and Stephen Holobowicz for their service as Directors. He also acknowledged the resignation of President Patrick Loveless and thanked him for his service over the past several years. Joe introduced two new Director's Konstantin Goureev as Treasurer and Rob Falbo as Secretary. He explained how these openings were filled based on the covenants and followed it up by reading the Article on how the President was chosen Joe introduced Bob Seiser as the new President.

Bob Seiser welcomed everyone to the meeting and made some opening comments on how his position as President was filled. He announced there is an open position for Assistant Secretary Director and homeowners who are interested should contact one of the current Board Members. Names of interested homeowners would be accepted until May 31, 2014 and thereafter the board would meet to review the names and take next steps. Bob solicited and stressed that Homeowner get involved in a committee and to approach any board member if you are interested.

4-0

Rob Falbo reported The Minutes from the meeting on November 20, 2013. Motion made by Bob Seiser to accept the written minutes of November 20, 2013 BRPOA Board meeting, seconded by Joe LaCalamita; unanimously approved. (Exhibit B)

4-0

The Board ratified motions on vendor service proposals/contracts which were previously discussed and approved by the board since the November 20, 2013 BRPOA Board meeting, as read by Rob Falbo (Exhibit A)

Konstantin Goureev gave an update on the POA's financial condition. Two variances that were discussed from our last meeting is the \$9835 we needed to spend on transponders and the \$11,973 additional spend on snow removal. Additionally, he discussed the accruals of 20k and 18.7k for transponder replacement and road repairs, respectively, which were not budgeted. (Exhibit C).

Bob Seiser gave the Landscape Committee report which included:

1. Spring/summer flowers – plantings after 5/19/14. Bids in process from two vendors, Creekside and Countryside Nursery. We are aware of dying trees on Algonquin Rd. and Frank Rd.
2. Algonquin Rd. brick pavers - Winter caused paver popping and we are in the process of getting bids from Ryco and Creekside to get some options. Creekside will fill the holes with grade 1 gravel until warm weather arrives.
3. We will seek bids for replacement of cement ribbon sections located at Algonquin Road and Frank Road.
4. Holiday's – Looking at ideas for fall harvest to add corn stalk, hay bales, and pumpkins at entrances. December we will add more green wreaths w/bows on interior/exterior stone monuments.

Joe LaCalamita gave the Architectural Committee report which included:

1. There was a lot of hail damage to roofs in the community. Please make sure you work with the Architectural Committee and fill out Architectural Application form for approval. These are located on the BRPOA website under 'forms'.
2. We repaired the damaged roof on the Frank Road Gatehouse caused by a moving truck back in quarter 4 2013. The repair cost was paid for by the moving company.

Rob Falbo gave the Snow Removal Committee report which included:

1. We had 71" inches of snow in 2014 and our annual contract was for 45".
2. We managed salting with Ryco and prudently used when necessary based on conditions.
3. There was a Salt surcharge this year in the final two months of the season.
4. Overall we were very pleased with Ryco, including their willingness to quickly fix two damaged mailboxes.

Rob Falbo discussed the need to replace the Access Control Home Owner Profile software used in the guard house. It is currently an outdated and unsupported solution running on an old PC running Windows XP. We looked at several solutions and one that we are considering is GateKey. GateKey is a very simple Cloud Based solution where we will no longer need software on the computer. Homeowners will have the ability to 'self-manage' their profiles and updated guest lists on a regular basis. The other key benefit is the ability to include email addresses to communicate with homeowners on a regular basis and the opportunity to report on traffic flow.

A Question and Answer session was conducted with the members:

Ron Dedic asked regarding the arborvitaes along Algonquin Road and concern that some might be dying. Bob Seiser responded that we will look into the matter and Joe LaCalamita said we need to look into ownership of the tree's and property lines. Bob noted that the Master Agreement does not the person responsible to replace these trees.

Ron Dedic had a follow up question regarding the \$48,000 deficit and if there was a need for a special assessment. Bob responded that the deficit was due to snowfall and moving money from

retained earnings to cover the transponders. This particular deficit does not require any special assessment.

Jim Pianowski asked if we could look into working with nurseries or landscape companies to increase buying power to replace dying pine trees along Frank Rd. We responded that we haven't looked into this and could consider. However, in order for us to take things like this to the next level we would need more participation on Committee's.

Steve Bernard asked about the number of landscaping trucks that come into neighborhood and that it was safety issue with the amount of trucks. Bob said he understood this was a problem, but didn't know if we could enforce this and where do we draw the line for any service related companies. Maybe we could set up standards on where these vehicles park.

Steve Bernard had a follow up question regarding Access Control and said on several occasions he's seen people get in without much scrutiny. He said it's too easy for people to say they are just going to the club and there might not be any verification. Bob Seiser agreed that we need to work with Bruce to make sure there is a proper protocol. It was brought up that Bonnie does the best job at the gate and maybe some of the other personnel need to be trained or re-trained on the access control policies.

A couple of homeowners made positive comments about the access control where one said when she is out of town she appreciates the calls saying there was a contractor at the gate and they were turned away and another said she felt very safe in Boulder Ridge.

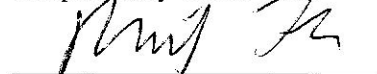
A question was asked about transponders and our replacement policy. Bob responded that we would exchange transponders when homeowners make a request and their transponder is found to no longer work.

A question was brought up if we had a problem with burglary. Bob responded that we don't have any statistics. He has called the police and they say that they really 'don't hear from us too often'. Joe LaCalamita said 1 ½ years ago we had a problem with car break-ins. He also stated that a very small gap in the iron fence was brought to the board's attention and repairs were made.

4-0

Motion made by Bob Seiser to adjourn; seconded by Joe LaCalamita; unanimously approved.
Meeting adjourned at 8:27 PM.

Respectfully submitted,



Robert Falbo
BRPOA Board Secretary