*BOULDER RIDGE PROPERTY OWNERS’ ASSOCIATION*

*P.O. BOX 2174*

*Crystal Lake, IL 60039-2174*

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

July 24th, 2018

PRESENT: BOB SEISER, JOE LACALAMITA, BRIAN DOWNEY, ROB FALBO

Meeting called to order at 7:07 PM at Boulder Ridge Country Club

Exhibit A: Agenda.

**Bob Seiser delivered Presidents Report.**

* Welcomed everyone for coming.
* Bob confirmed that the Association Members received by April 15, 2018 the final Accounting of the expenses for the Association in 2017.
* Bob and Rob talked about the ownership of fencing and tree’s around the community. We are still working with Plote’s on Iron Fence which will likely need maintenance in 2019. It was determined that all the tree’s by the fencing is the responsibility of the owner on that property.

 **Secretary Report:**

 4-0

* Motion made for approval of Minutes for 2 Meetings on November 14th, 2017. The first was focused on budget and the second the budget.
* Likely doing same snow removal contract with Ryco as we did in 2015-2017. Costs remain the same at $9975 for 48’ and $800/salting.
* In 2016 we had budget to replace roofs at Algonquin and Miller Gate House. After further inspection the roofs are in good shape and holding up. We will re-asses in 2018.

**Landscaping Report:**

* Project by Don Brown is substantially completed to cut and seal the cement. This will preserve the life of the roads by keeping water away from the seam in the curb and asphalt.
* Michelle Carroll completed the plantings of all the red begonias at all the entrances.
* Getting estimates on other roadway projects including, road ribbon curbs at both Frank and Algonquin Rd and curb damage around the community.
* We have a recurring sink-hole on Boulder Drive. We patched last year and it came back. We need to find out what is causing that sink hole and find a permanent fix.

**Treasures report – Brian Downey went over current budget.**

Exhibit B – Current Balance Sheet and Income Statement

* We are in good financial shape.
* We have $227,063 in cash and $334,343 in restricted accounts for reserves.
* Spending for the remainder of the year is $168,637 and retained earnings of $52,741.
* 533 homeowners and we have a little over $18,000 in aged accounts and 3 owe approximately 80% of that. $6,000 of that are doubtful accounts.
* Bob Seiser complimented Brian on his ability to keep our doubtful accounts very low and manageable. Most of these cases are true hardship.
* There was a question about foreclosures and we don’t get past dues when a property is foreclosed.

**Architectural Committee Report:**

* 33 new applications YTD and 11 last month
* Joe asked to add Article VII Paragraph 2 to the minutes addressing homeowners Compliance with Laws:
	+ Each Owner shall (i) maintain his Dwelling Unit in a clean, slightly and safe condition, and (ii) comply with all applicable governmental codes, laws, ordinances, order decrees, rules and regulations. All Dwelling Units shall be constructed in accordance with all applicable governmental building and zoning codes, laws, ordinances, orders, decrees, rules and regulations. If, and to the extent any conflict exists between the terms and conditions of this Declaration and the provisions of any such codes, laws, ordinances, orders, decrees, rules and regulations then such conflict shall be resolved by the application of more stringent provision providing the higher or better quality result.
* 47 applications for work to be done and 46 approved.

**Landscape Committee Report:**

* Bob introduced Michelle Carroll to the Arch Committee.
* Looking into cutting weeds on Algonquin Rd. fence line. Looking to County to cut weeds and we will not maintain inside fence as homeowners responsibility.
* 2017 Fall decorations will continue. Michelle will review 2017 and 2018 permanent installations.
* Reviewing curb repair along roadways. Will consider testing some cement fill.
* When needed, we have weed-wacked the ALG road fence line.
* Appreciation to McHenry Cty Transportation for filling in asphalt hole at Algonquin Rd.
* Appreciation to HO’s who are removing dead tree’s…specifically on Alg Rd fenceline.

**Safety Committee Report:**

* In Don Brown’s absence Brian Downey gave the safety report and commented on the sealing that was completed on the roadways and will save money on future replacement.

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Motion to adjourn at 8:12 meeting was made and passed.

Q&A

Respectfully submitted,

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Robert Falbo

BRPOA Board Secretary