

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

MARCH 14, 2012 – WEDNESDAY – Minutes of BRPOA Homeowners Meeting

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

CALL MEETING TO ORDER:

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

APPROVAL OF HO MINUTES OF NOVEMBER 9, 2011

Motion was made by Lori Bergmann to approve written minutes of the November 9, 2011 BRPOA Homeowner meeting; seconded by Bob Seiser; unanimously approved by all homeowners present.

TREASURER REPORT – BOB SEISER

Treasurer Report was given by Bob Seiser. Bob presented the financial statements (balance sheet and operating statement) for the year 2011 and explained variances between the actual results versus approved budgeted amounts. Year 2011 ended with an overall \$41,000. positive variance in the operating statement and this resulting cash is in the general operating bank account. Bob explained that there is approximately \$29,000. remaining from excess cash collected from prior years, in the general operating account; which agrees to the retained earnings ledger account at the beginning of year 2011. Bob explained that \$70,000. will be used to offset any unfavorable operating expenses that may occur during 2012, but we would be monitoring the balance for possible offset and reduction against the POA's 2012 budget. Bob next presented and explained the financial statements (balance sheet and operating statement) for the two month ending February 2012. The POA's largest asset is its cash which is held in various bank accounts with Harris Bank. Restricted cash is being held in two separate bank accounts for the restricted use of transponder deposits and roadways. Bob explained that the homeowner dues accounts receivable at both December 31, 2011 and February 29, 2012 reflected amounts estimated as collectable. The receivable has been presented on the balance sheet by its dues' year. Homeowner dues accounts receivable for year 2011 and prior years that were deemed uncollectable at December 31, 2011 have also been reserved for their 2012 dues assessments. The Payment Plan is being utilized by the homeowners. Transponders are turned off for nonpaying homeowners; late fees are assessed and notices of risk of liens are being filed on the properties have been sent by certified mail.

REWRITE OF COVENANTS – PATRICK LOVELESS

Patrick Loveless updated everyone on the progress of the Covenant and By-law rewrite. The Covenants and By-laws have not been updated since 1991. New updated covenants will be sent to all homeowners within 2 weeks. The rewrite is being done in 3 phases with the first being the updated covenants to current Illinois Law; the second will focus on the assessment numbers and the third will address specific covenants and by-laws. Patrick asked that everyone read the by-

laws and give the Board feedback and ideas for changes they might like to see in the third re-write.

#### ARCHITECTURAL COMMITTEE – JOE LACALAMITA

Joe LaCalamita stated that the Architectural Committee is putting together guidelines and standards for new construction. Lot 132 will have new construction in the summer of 2012. All information is on the website.

#### SOCIAL COMMITTEE – JOE LACALAMITA

Joe LaCalamita reported that the Social Committee is working with Scott Wade of N2 Publications to announce all upcoming events. Information is on the website. The committee is also developing a Facebook page for Boulder Ridge.

#### LANDSCAPE COMMITTEE – LORI BERGMANN

Lori Bergmann announced that the first committee meeting of 2012 will be the week of March 18, 2012. Mowing of the right-of-way on Frank Road and Miller road will now be taken care of by the Village of Lake in the Hills and Algonquin Road will be taken care of by McHenry County. A meeting is scheduled with EverGreen to renegotiate the contract; we also will follow up on the repair of property damaged by snow plowing.

The committee will address the sprinkler system timing; painting of the guardhouses and the Boulder Ridge metal signs. The committee is also requesting proposals from several contractors to improve the plantings at all three entrances while keeping maintenance costs low.

#### ALGONQUIN “FREE” GATE – PATRICK LOVELESS

Patrick Loveless gave an update on the progress of the installation of sensors to provide Algonquin Road “Free” gate egress. The Board is waiting for additional proposals for the removal and re-installation of the pavers because this was not given in the original estimates in repairing the loops.

Currently, Miller Gate is working well and Dan Shepard has been a great help to us.

#### TRANSPONDER/DECAL PROGRAM – PATRICK LOVELESS

Patrick Loveless explained the procedure for requesting new transponders. The transponder order form and a check must be dropped off at the gatehouse. Bruce then contacts Patrick and most often the new transponder is issued within 24 hours. Exchange forms for non-working transponders will assist in getting a homeowner a replacement as quickly as possible. Local school districts have been issued transponders for the busses and no busses should be dropping children off outside the gates. This is a very big safety issue; the gates are designed for automobiles and not pedestrians. If anyone sees busses dropping children off outside the gate, they are to contact one of the Board members.

#### TRANSPONDER AUDIT UPDATE – LORI BERGMANN

Lori Bergmann gave an update on the transponder audit. The audit is indicating that there are some inconsistencies between the actual file and the security lists. If your file has some issues, Lori or Mary will contact you by email or letter for verification.

Patrick once again requested volunteers for any committee.

A Question and Answer period followed. Questions related to the doubtful accounts of 2009, 2010, 2011 and 2012, whether a collection agency was being used, how many homes are in foreclosure, maintenance of foreclosure property, publication of delinquent homeowners and the enforcement of the For Sale signs covenant and snowplow damage in cul-de-sacs. To collect from delinquent homeowners, the Board sends letters that assess late fees, places liens on homes, turns off transponders and monitors foreclosures; we communicate assessment policy through the BRPOA website, payment plan and newsletter. The Board at this time prefers not to use a collection agency and instead deal direct with the homeowner; it is concerned about ramifications of publishing delinquent homeowner names. The Board will formulate a policy, including fees and penalties, for dealing with homes that neglect to mow or have other issues. The Board also is looking at formulating a policy to enforce the covenant that prohibits For Sale signs. We will work with EverGreen to repair any snowplow damage in cul-de-sacs.

Next meeting is June 6, 2012, at the Boulder Ridge Country Club.

Meeting adjourned at 8:15 P.M.

Respectfully submitted,

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Mary Westenberger  
BRPOA Secretary