

Boulder Ridge Homeowners' Association
Regular Board Meeting, Tuesday, February 16, 2021
Zoom Meeting, Champaign, IL

Board members: Joyce Francisco, Lisa Duncan, Adesokan Kuti, Dustin Heuerman and Ching Yuan Su

Member: Lesley Jenkins, Amber Nibling, Edison Rodriguez, Kathy Caston, Adrienne Gulley, Gerald Sweet

Called to Order at 7:00 pm

Introduce Board and attendees

Board member election

Lesley Jenkins was voted into the board. President Joyce Francisco and Vice President Lisa Duncan will discuss details with Lesley regarding her duties on covenants and rules.

Issues discussed

1. *Community engagement:* Joyce Francisco provided feedback from her presentation at the February Neighborhood Services Advisory Board meeting. Three members volunteered to help in community engagement activities. The Executive Committee will discuss options to engage residents in compliance with social distancing.
2. *Lien placement:* The board voted to place liens on 2 properties.
3. *Newly acquired common area:* Joyce Francisco showed a map of the newly acquired common area in the 7th subdivision (behind Bluegrass), and mentioned a drainage concern expressed by the Pond Committee Chair, Cathy Bergfeld. Lisa Duncan will communicate with related city departments regarding this concern.
4. *Staley entrance easement:* Joyce Francisco and Lisa Duncan explained the need of an easement to maintain the landscaping at the Staley entrance. This project was approved by the board. Lisa Duncan will follow up with HOA lawyer for the next step.
5. *Lighting at entrances:* Lisa Duncan briefed a project of external lighting at Bradley and Staley entrances, and possibly, the common area at Greyrock and Boulder Ridge. She will get a bid from a contractor. This project's expenses will be paid from the special project account.
6. *Pond Committee update:* Joyce Francisco conveyed recent concerns and suggestions made by Cathy Bergfeld: a settling sidewalk section near the big pond; mulching the bed around the Bradley entrance sign; and the fencing sections along I-57. Cathy will continue to monitor the mentioned sidewalk. The board agreed to look into the fee of mulching. Secretary Ching Yuan Su will take photos of the fencing sections for a further discussion by the Executive Committee.
7. *Lawn mowing contract:* Joyce Francisco explained that because of the possible additional work on the Staley entrance and the newly acquired common area, there might be a fee increase.

8. *Dog signs and clean-up station:* The board voted and approved the installment of one clean-up station and 1-2 dog signs at the common area at Greyrock and Boulder Ridge. The expenses (~\$3,000) will be paid from the special project account.
9. *Busey debit card:* Joyce Francisco discussed the need of a debit card to pay for certain expenses, such as the fees charged by the website hosting company. She or Treasurer Adesokan Kuti will decide on how much money to put on the card.
10. *Member's question - HOA fee:* Joyce Francisco answered that the annual fee is \$125. A paper invoice will be sent out at the end of August, and the fee is due on October, 1. For members who move in between October and August, a prorated fee should have been paid during house closing. Thus, these members just need to pay the paper invoice arriving in the coming August.

Meeting adjourned at 8:24 pm

Respectfully submitted,
Ching Yuan Su, Secretary