

Boulder Ridge Homeowners' Association  
**Annual Member Meeting**, Saturday, October 10, 2020  
Zoom Meeting, Champaign, IL

**Board members:** Joyce Francisco, Lisa Duncan, and Ching Yuan Su

**Members:** Patricia Simpson, Laura Perrero, John Lambert, Phil Fiscella, Joshua Villazana, Adesokan Kuti, Jeffry Bielawski & Lauren Laws, Dustin Heuerman, and Gerald Sweet

**Called to Order at 2:05 pm**

A quorum was present (22% voting members attending the meeting virtually or by proxy).

**Introduction**

President Joyce Francisco greeted members. Board members and Members introduced themselves.

**Accomplishments of 2019-20**

1. *New website:* Joyce Francisco worked extensively with the web designer to ensure that the site is functioning and easy to use.
2. *New mowing contract:* Sims Services is handling mowing, overgrown vegetation removal, and landscape projects. Members complimented on this contractor's work quality.
3. *Lawyer and bookkeeper:* The board has actively sought legal advice and finance suggestions from these two professionals.
4. *Signs around pond:* More have been added.
5. *Pond Committee Chair's report:* Joyce Francisco emphasized that Cathy Bergfeld is conscientious in her commitment to the HOA. She has cooperated with Marine Biochemists and Sims Services to maintain common area lawns and ponds. Moreover, Cathy picked up trash from along the ponds and the interstate fence line.
6. *Cathy Bergfeld's interactions with Neighborhood Services:* Joyce also reiterated Cathy's suggestion that members can contact Neighborhood Services (217-403-7070) for their concerns of diseased trees along the parkway or unkempt lawns on private properties.
7. *Interactions with membership:* The board has promptly responded to members' inquiries or needs. Joyce clarified that the HOA has no authority over private properties, and encouraged members to call Neighborhood Services or file nuisance complaints on line. Complaints can also be sent to [info@boulderridgehoa.com](mailto:info@boulderridgehoa.com). Vice President Lisa Duncan will forward them to City Neighborhood Inspector. Upon receiving a complaint, the resident is allowed some weeks to rectify the problem. Thus, improvement won't be seen immediately.
8. *Tree removal:* The board removed a tree from a common area because it was growing into a private property.

**Overview of Finances**

The 2019-20 finance report will be available on the website within weeks. Secretary Ching Yuan Su briefed that the revenue was ~\$76k and the expenses were ~\$35k. There were delayed projects due to the COVID-19 pandemic; thus, the expense was lower than expected.

A member asked about the possibility to reduce the annual due. He also questioned how the four Cove apartment buildings paid the due.

Joyce Francisco explained that the delayed projects would begin in 2020-21. In addition, the developer might turn over a parcel of land, which would increase lawn maintenance fees. Previous Treasurer Eric Hiatt also explained that the incoming expenditures match the incoming revenue (as shown in the 2020-21 budget proposal). Further, the board just lowered the annual fee last year. It might be better to wait and see the balance between revenue and expenditures looks like before making a new cut in the annual fee. The board will discuss with lawyer regarding the HOA's payment agreement with the mentioned apartment buildings.

### **Projects for 2020-21**

1. *Tree planting along Bradley and I-57*: Public Works will start this postponed project after it completes the surrounding road work. The HOA is responsible for watering the planted trees for 3 consecutive years.
2. *Park bench installment*: The board will install 3 benches in the common area at Greyrock and Boulder Ridge.
3. *Repair of fencing along I-57*: This issue is under discussion.
4. *Lien filing*: Lawyer recommended placing liens on properties that have not paid dues for 3 or more years. The new board will vote on this recommendation.

### **Vote on new board**

New volunteers, Adesokan Kuti and Dustin Heuerman, introduced themselves to members. Joyce Francisco, Lisa Duncan, Ching Yuan Su, Adesokan Kuti and Dustin Heuerman were individually motioned, seconded and voted into the board.

### **Members' concerns**

1. Broadband availability: Both AT&T and i3 are broadband service providers in our community. However, one needs to call to find out what streets each company covers.
2. Empty lots along Boulder Ridge: Owners of empty lots are responsible for mowing their lots. To find the owners, just visit Champaign County GIS Consortium (CCGISC) and type in the addresses. If members need the link to CCGISC, please e-mail [info@boulderridgehoa.com](mailto:info@boulderridgehoa.com).
3. Finding the property line before building a fence: Lisa Duncan and Dustin Heuerman explained that one can use a plat map to locate the line, or employ a metal detector to find the four corner pins buried in the lot. A fence company could also help with related questions.

### **Meeting adjourned at 3:15 pm**

Respectfully submitted,  
Ching Yuan Su, Secretary