

Boulder Ridge Homeowners' Association
Annual Member Meeting, Thursday, September 16, 2021
Zoom Meeting, Champaign, IL

Board members: Lisa Duncan, Adesokan Kuti, Dustin Heuerman, Lesley Jenkins, and Ching Yuan Su

Members: Sara Musulkin, Patricia Simpson, Ellen Lueking, Diane Biggs, Mariana Seda, Kathy Caston, Michael Moore, and Gerald Sweet

HOA lawyer: Rochelle Funderburg

Called to Order at 6:30 pm

A quorum was present (10% voting members attending the meeting virtually or by proxy)

Board and Participant Introductions

Discussion of Year's Accomplishments

Interim President Lisa Duncan and HOA lawyer Rochelle Funderburg communicated that membership in the HOA is not optional and the HOA's duties are to preserve/care common areas and enforce rules following covenants and the Architectural Control Committee guidelines.

- a. Newsletter: Board Member Lesley Jenkins reported that the purpose of the quarterly newsletter is to facilitate community communication and rule education. At present, most members prefer receiving a paper copy of the letter.
- b. Delinquency rate: Treasurer Adesokan Kuti reported that the board has been sending out HOA demand letters. If the result isn't satisfactory, the next step is to send out pre-lien demand letters.

A member asked whether members are aware of the collection policy. Adesokan Kuti replied that the policy has been posted on the website, and the consequence of overdue dues was emphasized again in the demand letter. Lisa Duncan added that members should have been made aware of the existence of the HOA and its annual dues at the closing stage of house sales.
- c. HOA lawyer and bookkeeper: Lisa Duncan reported increased interactions with these two professionals.
- d. Common areas: Three benches and one dog waste station have been installed in the common area at Greyrock and Boulder Ridge. In addition, another dog waste station was placed at the large pond. A lighting project will soon be completed to add light to common areas in the night.
- e. Annual Rock the Block: Event Committee Member Kathy Caston reported the success of the 1st Rock the Block event. This event offers an opportunity for members to meet members.
- f. HOA website: Lisa Duncan thanked Web Manager Gerald Sweet for his efforts in maintaining the website and publicizing information and documents on that site.
- g. Staley entrance: Lisa Duncan reported that this entrance is currently maintained by West Ridge in collaboration with Boulder Ridge.
- h. Neighborhood concerns: The board has an ongoing collaboration with residents to address their concerns of the neighborhood.

Discussion of Reserve Study & Five-Year Plan

Adesokan Kuti reported that the board has contracted a reserve study to physically and financially analyze common areas and a five-year plan (Yr 1: benches and lighting; Yr 2: Bradley entrance tree planting; Yr 3: highway fence restoration; Yr 4: new common area landscaping; Yr 5: tree planting along I-57). This study will help the board better understand the status of the current reserve fund.

Action Item: FY22 Budget

Adesokan Kuti explained a budget increase for lawn care (more common areas to mow) and communication (newsletter printing/ mailing). The budget was approved by board members.

Action Item: New Board Election

Four members volunteered and were voted to the board: President – Lisa Duncan, Vice President – Dustin Heuerman, Treasurer – Adesokan Kuti, and Secretary – Lesley Jenkins.

Communication from Residents

A member questioned the cost of townhouse roof repair. Lisa Duncan and Rochelle Funderburg suggested having an agreement among unit neighbors to fix the roof first, and then find an expert to do the assessment. Each unit owner will be responsible for his/her portion of the cost.

A member asked whether the HOA is purchasing a land to be used as a new common area and whether there will be a further expansion in the community. Lisa Duncan replied that the developer has recently turned over a parcel of land in Subdivision 7 to be converted into a common area. Rochelle Funderburg supplemented that the board hasn't heard from the developer his future plan in the community. The developer isn't required to do so.

A member asked about the status of the parcel of land behind Greyrock and Boulder Ridge. Lisa Duncan answered that land still belongs to the developer. If it isn't mowed, the current solution is to submit a nuisance complaint to Neighborhood Services Department. Rochelle Funderburg stated that she will check with the developer regarding his timeline to turn over the common area in Subdivision 6.

A member inquired about the board's plan for the new common area. Lisa Duncan and Board Member Dustin Heuerman encouraged members to send their suggestions to Info@boulderridgehoa.com.

A member liked to know the possibility of forming a neighborhood watch group. Another member shared a link to the Neighborhood Watch Program (<https://champaignil.gov/neighborhood-services/neighborhood-coordination/neighborhood-watch/>). In addition, Dustin Heuerman will check with the city to get more information.

A member inquired about having a community service-related activity. Board Member Lesley suggested setting up a virtual drive-through to solicit virtual donations from the community.

Meeting adjourned at 7:24 pm

Respectfully submitted,
Ching Yuan Su, Secretary