

**Boulder Ridge Homeowners' Association**  
**Regular Board Meeting**  
Monday, March 2, 2020  
Champaign Public Library, 200 W. Green St., Champaign, IL

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

**Members:** Jenny Carson, Carolina Rosas, Charles & Patricia Simpson, Tony Suttle, Gerald Sweet, and Chen-Ching Lai

**Called to Order at 6:30 pm**

**Introduction**

President Joyce Francisco introduced board members to members. Because two board members recently resigned, she solicited members to join the board. No one volunteered. Joyce Francisco explained that most of the items to be voted on today had been researched and then recommended by the Executive Committee. The process of voting was conducted to be in compliance with our by-laws.

**New flower island at Bradley Ave entrance**

A motion was made by Vice President Lisa Duncan and seconded by Secretary Ching Yuan Su. Joyce Francisco called for a vote. All board members voted to add a new flower island (medium-sized) that will be taken care of by the Park District.

**Lawn service contract**

Joyce Francisco discussed three quotes for this year's HOA lawn services. A motion was made and seconded. All board members voted to use Sims Services, LLC, pending the confirmation from Sims' reference and insurance company. Joyce Francisco will follow up with this confirmation.

This year, the HOA will maintain the rock and landscaping bed at the Staley entrance. Lisa Duncan will contact the sales agent to inform the new owner about this. In addition, since the rock and landscape are not on the HOA's property, the board will contact the HOA lawyer to see how to cover that area's liability.

A member asked whether the area behind Greyrock Lane would be included in the mowing services. Joyce Francisco answered that that land is not HOA's property. A motion was then made to have the HOA lawyer contact the developer about his intention for that land.

**Collection**

Treasurer Eric Hiatt reported the board's activity to reduce overdue fees. During past months, Eric has sent courtesy e-mails to owners to remind them of their outstanding debts to the HOA. Around summer, the board will start sending these owners demand letters. The HOA lawyer has provided to the board a template demand letter to use.

### **Webmaster presentation**

Volunteer webmaster Gerald Sweet presented his understanding of our HOA website and fees. He also explained the advantages/disadvantages to stay with GoDaddy as our website hosting company.

### **Website design**

Joyce Francisco discussed the need to redesign our HOA website as well as her discussion with a website designer, Stephanie Kuhn. All board members voted to move forward with this website designer.

A member suggested including a PayPal payment method to our HOA website. Another member cautioned the board about the security of adding an online payment method to our website. Eric Hiatt clarified that the priority is to redesign the HOA website to be user friendly.

### **Letterhead and welcome letter**

The letterhead and welcome letter provided by Lisa Duncan were approved.

### **Rock on corner of Brookfield and Bluegrass**

The HOA will remove the crumbled rock from the corner of Brookfield and Bluegrass and sod or seed bare spots after rock removal. The homeowner is supposed to take care of the sodded/seeded spots.

### **Tree planting**

This project will be postponed because Public Works will continue to work on Bradley and the surrounding sidewalks this year. A member suggested not to plant cedar trees because this type of tree could cause severe allergies.

### **Questions and comments**

- Odd smell: A member questioned the origin of a recent smudge pot-like smell near the east end of Boulder Ridge Drive.
- Architectural Control Committee: Lisa Duncan will reach out to the previous HOA president Tyler Crow to know whether he is still on this committee.
- Strange noises: A member heard sharp, loud sounds one night last week. Lisa Duncan suggested reporting to the police (nonemergency number) if a similar event occurs in the future. She also suggested reporting to City Neighborhood Services for nuisances.
- Water discharge: A member reported inappropriate water discharge from the back of a Stoneway house. Ching Yuan Su will look into this issue.

### **Meeting adjourned at 8:00 pm**

Respectfully submitted,  
Ching Yuan Su, Secretary