

Boulder Ridge Homeowners' Association
Regular Board Meeting, Tuesday, June 29, 2021
Zoom Meeting, Champaign, IL

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

Members: Corinne Elizabeth Thomas, Kathy Caston, Gerald Sweet

Called to Order at 7:02 pm

Board member introduction

Issues discussed

1. *Resignations:* President Joyce Francisco will leave the board after this meeting. For the time being, her duties will be taken care of by Vice President Lisa Duncan. Before August, board members can consult with Joyce about HOA affairs. She suggested continuously posting community events or announcements on the HOA website through the web manager's help.

Secretary Ching Yuan Su will resign at the end of this FY. She will provide a list of her duties to Lisa Duncan.

2. *New common area:* Joyce Francisco said that the common area near Obsidian isn't flat, and Shawn Sims will charge a fee of about \$1800 to smooth out the land. Lisa Duncan will contact City Engineering to know whether that land is in a good shape for the HOA to take over.

3. *5-year plan:*

Yr. 1: Park bench and dog station installation, and the lighting project at the Bradley entrance;

Yr. 2: Tree planting at the Bradley entrance;

Yr. 3: Highway fence restoration;

Yr. 4: More extensive landscaping project in new common area(s); and

Yr. 5: Tree planting along I-57.

A reserve study of the above-stated projects was voted and agreed by all board members. Treasurer Adesokan Kuti will contact firm(s) to start the study. Lisa Duncan will check with Public Works for its schedule of the share-the-cost tree planting program.

4. *Landscape and pond maintenance:* Joyce Francisco will ask Shawn Sims to re-mulch the rock landscape at the Bradley entrance. Ching Yuan Su will check with Marine Biochemists for his opinions on soil erosion at the large pond observed by a member.
5. *Staley entrance:* Lisa Duncan reported that West Ridge HOA may take over the landscaping at that entrance, and will let us know when to remove the signage rock from there.

6. *Lighting project:* Lisa Duncan explained that it just needs one day's effort to install light bulbs and electric wire connectors at the Bradley entrance. However, setting up an Ameren account requires a physical address. Thus, she needs the permission from a member living near that entrance to use his address for the account setup.
7. *Summer social event:* An Event Committee member reported that only one other committee member responded to her email. Board members agreed to let this member move forward with her neighbors to facilitate the planning of a community event.
8. *Rules redo:* Rules Committee chairperson Lesley Jenkins reported the difficulty in finding rules from covenants and the Architectural Control Committee guidelines. She is working on a document to have all rules in one place. This document will be posted on the HOA website. In addition, Lesley questioned what she could do when a member didn't respond to breach notices or fines. The board suggested Lesley to contact the lawyer to send this member a letter.
9. *Delinquent payments:* Treasurer Adesokan Kuti stated that most members who owe HOA dues did not respond to his friendly reminders or did not pay. He plans to send them an HOA demand letter in the near future. If there is still no response, he will ask the lawyer to send these members a pre-lien demand letter.

Adesokan requested the executive committee to meet in July to discuss the FY2021-22 budget. This budget needs to be approved by the board before being mailed with the annual member meeting notice to members. Tentatively, this year's annual member meeting is set in mid-September.

10. Other concerns:

Board member Dustin Heuerman will set up a Facebook page for members to use. Joyce Francisco suggested posting questions requiring a quicker community response on the Nextdoor site.

Adesokan Kuti will send an email to a Balcary Bay member to explain why in addition to the COA fee, she needs to pay the HOA dues.

Lesley Jenkins said that the next newsletter will be ready in mid-July. Ching Yuan Su will update the mailing list and then send the newsletter to Minuteman for printing and mailing.

Meeting adjourned at 8:20 pm

Respectfully submitted,
Ching Yuan Su, Secretary