

Boulder Ridge HOA
Annual Meeting Minutes – December 16, 2024

Called to order by President Lisa at 6pm.

- President Lisa, VP Dustin, Treasurer Mark present
- Dustin serving as Secretary
- 8 homeowners present

HOA Officers each gave a quick overview of themselves and their roles.

Lisa gave an overview of HOA and responsibilities. Reiterated that we are looking for volunteers to serve on the HOA board, even if they do not want to be an officer.

Dustin gave a quick overview of ACC.

Lisa advised attendees that the HOA has a website that is the hub for HOA documents.

Mark mentioned we are trying to get electronic payments up and running.

Mark mentioned we now have a Facebook group for the HOA.

Mark mentioned that we are having challenges with the accounting firm. Asked for suggestions if anyone has any for a good firm. Reiterated that we are one of the largest HOAs in the area. Lisa mentioned that bookkeeping needs to be left to professionals so we continue to evaluate best options. She gave history of previous bookkeeper and how we got to where we are with the new company. She stated we send information to accountant and they do the mailing. Reiterated struggles with getting in touch with them. Finally had a face-to-face meeting and expressed concerns. Mark reiterated that it got better for a short time but now struggling again. Lisa was told that all other HOAs are on a Jan – Dec fiscal year and we are the only ones Oct – September.

Lisa mentioned we speak frequently with our attorney who has been responsive.

Lisa spoke with developer of new addition to the North. That is part of our HOA when built – will be single family homes. This was all established by the city when neighborhood first started being built. Mark inquired about a mechanism to split HOA when we get too big. Lisa believes it would need to go to the city for approval. She is going to speak with our attorney and the city about future plans/changes.

CC Lai (homeowner) asked if the developers have to speak with ACC. Lisa stated that development doesn't fall under HOA when being built – not until it is handed over to us. Lisa is working with them on the Covenants.

Mark mentioned he was fearful the new addition would be apartments, but they will be single family per zoning ordinance.

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Lisa stated that our property values continue to rise over the last couple of years.

Mark explained we have a Pond Committee. We are looking into an aeration system to keep pond maintenance low. We are also looking at updating some of the rock around the sides of the pond. We are also working to maintain sidewalks around the pond. Lisa mentioned we've kept in contact with a marine biologist to make sure we are doing what we need to for pond maintenance. Lisa clarified that sidewalks around the neighborhood are owned/maintained by the city except for around the pond – that is HOA property. Lisa explained how we work to maintain common areas around the neighborhood.

Lisa asked attendees if there are issues they would like to bring up.

One homeowner asked about planting more trees along the streets and at entrance. Lisa mentioned the share-the-cost program with the city about tree planting. Lisa stated we will discuss as a HOA board on if we can help with the cost of planting trees.

Another homeowner mentioned he had tried to get with city on planting trees but ran into problems with utilities in the ground. Suggested working together to try to find best locations. Asked if we can work with Park District about getting more trees at Sunset Park. Lisa mentioned we have not checked into that yet. Recommended any suggestions to be sent to info@boulderridgehoa.com. He also expressed concern about lack of participation in board meeting from other homeowners. Lisa reiterated we are always looking for volunteers to help on the board.

Lisa said to reach out to us if homeowners see anything needing brought to the HOA's attention.

ELECTION OF BOARD MEMBERS

No volunteers for the board positions.

CC (homeowner) motion for Lisa - President, Dustin - VP, Mark - Treasurer

Second - Joshua (homeowner)

Aye – all on call (including Dustin serving as Secretary with the proxies)

Nay – none heard

APPROVAL OF BUDGET

Mark provided an overview of the budget.

CC – motion to approve budget

Dustin – second

Aye – all on call (including Dustin serving as Secretary with the proxies)

Nay – none heard

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Some discussion about holes in budget – Mark explained that we had trouble getting some information from Kemper.

MISCELLANEOUS DISCUSSION

Two homeowners expressed disappointment in the low turnout for the meeting. One suggested the HOA potentially sending a mass e-mail. Mark & Lisa mentioned challenges with putting that together. Lisa suggested everyone here to talk with their neighbors about participation.

One homeowner suggested having an in-person meeting and a social aspect attached to it.

One homeowner expressed concern over speeding. Suggested we add speedbumps. Lisa is going to speak with city about it.

Adjourned at 7:15pm.