

Boulder Ridge Homeowners' Association
Regular Board Meeting
Monday, June 22, 2020
Zoom Meeting, Champaign, IL

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

Members: Diane Biggs, Matthew Peters, Patricia Simpson, and Thomas McElrath

Called to Order at 7 pm

Introduction

President Joyce Francisco introduced board members to members.

Lawn and pond maintenance

Sims Services LLC was hired as our lawn mowing company, and extensive mowing has been implemented. The small pond, which was not maintained last year, is now being kept trimmed. Thanks to Cathy Bergfeld (Pond Committee) for working with Shawn Sims to achieve that.

Bill Hancock of Marine Biochemists was engaged to maintain the ponds. He has applied chemicals to control weed growth and will treat for algae in the fall after the weather cools down.

Lanz Plumbing and Heating was engaged to do the backflow test on our water system.

HOA website

The new website is up and running. It is hosted on WIX.com. Joyce Francisco worked extensively with the web designer. In addition, Treasurer Eric Hiatt and Webmaster Gerald Sweet had a training session with the web designer to learn how to amend the site as needed.

Collection

The effort at collections has been suspended due to Covid-19, although some payments have been received. It will be resumed when the new dues billing cycle begins in August.

Staley entrance

It was decided not to do any maintenance on the Staley entrance pending an agreement with the homeowner. Vice President Lisa Duncan has spoken with the new homeowner who is agreeable to a shared arrangement with the HOA. Joyce Francisco will communicate with our lawyer to arrange for that agreement to be drawn up.

Rock on the corner of Brookfield and Bluegrass

The disintegrated rock has been removed, with backfill of the soil and grass seeds planted.

Area behind the houses on Greyrock Ln

Lisa Duncan has contacted GAM Properties about mowing the mentioned area. Greg replied that he is working to turn that property over to the HOA and is meeting with his lawyer and engineer to get that done. Lisa Duncan will continue to work on this issue.

Electronic payment capability

After researching the question, it has been decided, not to include electronic payment capability for dues next year. There is great concern about security. Eric Hiatt and Joyce Francisco looked into having Busey Bank provide that service, but it was too expensive. Dues will have to be paid by check or through the homeowner's online bill paying service.

Inappropriate sump pump drainage

The drain line was cut. The accumulated water in the common area near that property has dried up.

Votes taken for:

Benches: Lisa Duncan estimated the cost of each bench to be \$550, and we could install 3 benches plus a sign in the common area at the corner of Greyrock and Boulder Ridge. This motion was adopted.

Eric Hiatt proposed to keep the annual assessment at \$125. This motion was adopted.

Priorities for the new budget year

The expense for tree planting at the Bradley entrance will be included into the new budget. Since the common area along I-57 is not a city right of way, the share-the-cost program cannot be used to plant trees there. Instead, we will get a fee estimate from city-approved contractors. A member suggested a poll of homeowners along that area to determine what trees to plant.

HOA debit card

At present, the board won't apply for an HOA debit card. Eric Hiatt volunteered to pay expenses that cannot be paid by check with his credit card, and then ask the board for reimbursement. A member offered to use her credit card and reimbursement.

Questions and comments

- Mosquito control: A member would like to know which party is responsible for mosquito control in the land behind his house on Boulder Ridge. New houses on that street have sump pump outlets into that land, and thus it has standing water most times. Lisa Duncan will look into this issue.
- Architectural Control Committee: Adding a shed requires HOA approval. Please picture the shed and send the picture with the application form (available on the HOA website) to acc@boulderridgehoa.com.
- Dead trees in the new subdivision: A member asked about the replacement of dead trees in the city right of way along Slate. Lisa Duncan suggested to check with the builder first. Likely, either the builder or the developer planted those trees.

Meeting adjourned at 8:10 pm

Respectfully submitted,

Ching Yuan Su, Secretary