

FOREST RIDGE HOMEOWNERS ASSOCIATION
QUARTERLY BOARD OF DIRECTORS MEETING
September 15, 2014
MINUTES

Call to Order: 7:00 pm

Roll Call: Karen Bruns, Jim Springer, Rich LeCropane, Al Siblik, Jean Walrack, present.

Approval of Minutes: Karen read the minutes of the May 19, 2013 Quarterly Meeting. Al Siblik motioned for approval. Rich LeCropane 2nd the motion.

Vote Results:
4-Yea 0-Nay
Motion carried.

Presidents Report: Karen announced the 2015 Annual and Quarterly Board Meetings dates, to be held at the Nippersink Library.

- March 16, 2015, 6:00 p.m. – Annual Meeting
- March 16, 2015, 7:00 p.m. – Quarterly Meeting
- June 15, 2015, 7:00 p.m. – Quarterly Meeting
- September 21, 2014, 7:00 p.m. – Quarterly Meeting
- December 7, 2015, 7:00 p.m. – Quarterly Meeting

Karen stated that two “covenant violation” letters, one “thank you” for correcting a violation letter, and two “welcome” letters were mailed to homeowners, during the past quarter.

Karen addressed the recommendation made by Jan Pletz, during the public comments of the May 19, 2014 Quarterly Meeting, to increase the HOA transfer fee. Karen tabled the recommendation until the December 8, 2014 Quarterly Meeting.

Vice Presidents Report: None – Position vacant

Treasurers Report: Jim reported year to date balances:

Checking	\$20,568.27
Savings	\$5,005.78
CDs	\$10,132.29
	\$10,037.46
	\$15,213.05
	<u>\$5,000.00</u>
Total:	\$65,956.85

We have received 84 dues payments to date for 2014. I do not expect more.

We have 8 homes with liens, details confined to board members. 2 new liens were processed this year based on non-payment of annual dues.

Transactions for the year to date are normal with the following exceptions:

- 1) I ordered checks for the HOA at \$27.40 this was a small but unexpected expense
- 2) We are already \$1224.06 over budget on sprinklers due to multiple repairs needed
- 3) The web site was paid twice this year given the timing of the billing; still within budget

4) We have spent 0 of a \$4,000 annual budget in SWS maintenance in CY 2014

Jim provided the attached charts:

- Actual vs. Budget – January 1 - June 30, 2014
- Actual vs. Budget – January 1 – July 31, 2014
- Actual vs. Budget – January 1 – August 31, 2014
- Actual vs. Budget – January 1 – September 14, 2014

Al Siblik motioned for approval. Rich LeCropane 2nd the motion.

Vote Results:

4-Yea 0-Nay

Motion carried.

ARC/Landscape Director Report:

- Pena architectural plan approved.
- Radke's architectural plan approved.
- Ippen architectural plan – not approved – pending revision to comply with covenant.

Observed water damage to Lot #89 (Yost property – 10105 N Clark Road) due to water drainage, potentially originating from the manmade pond directly to the South (Cruz Property - 10017 Clark Road) in turn resulting in accelerated erosion to swale on North property line of Yost to Cypress Drive SWS Pond.

- Contacted Cory Horton (Storm Water Engineer for McHenry County) regarding manmade pond “overflow” draining directly to Yost (Lot #89) property line. Mr. Horton responded “...likely storm water ordinance violations”, and he would be contacting owner (Cruz) to bring site into compliance with their ordinance. He further stated, “A County permit for the modifications to the pond will likely not regulate the nuisance conditions, location of the discharge, or the rate of discharge from the pond. Likely your only recourse for the nuisance conditions that were created with the installation of the pond would be through civil litigation and Illinois Drainage Law. The County does not enforce Illinois Drainage Law.”
- Contacted and met Dan Yost, the property owner of Lot #89. He indicated he had no idea how bad it “had become”. Calls to him 2 years ago from previous board members, informed of “only tire tracks”. As a result of our meeting, he volunteered to have his attorney draft a letter to Cruz. I advised him to wait and see what the county would do first. Mr. Yost had his engineer visit the property and was told if progress was not made through county, he could construct a “berm” to reverse the flow of water. I recommended he check “Illinois Drainage Law” first, before any berm construction. Mr. Yost has submitted a complaint to the “Water and Soil Conservation District” (they are responsible for enforcement of Illinois Drainage Law), however, the Water and Soil Conservation District have no authority to issue fines or citations – but they feel a “visit to the “Cruz” property might yield results. After the visit, Yost’s attorney will send a strongly worded letter outlining his (Yost) options. Property owner Yost appreciates all that the Forest Ridge HOA has done on his behalf, and will keep us posted as to his progress.
- Contacted “Ponds Inc. of Illinois” asking for a visit and recommendations for the Cypress Drive retention pond condition and cleanup – awaiting his visit to discuss with Board. A follow up call was placed on Sept 9, 2014 to Ponds, Inc. If no response, I will contact other similar companies for an appointment.

- Will request quotation from Kortendick Irrigation to have sprinkler system modifications done at time of “shutdown” this fall to include the repair necessary on the south entrance of Clark to a sprayer not retracting, as well as the permanent termination of the 2 sprinklers on the west end of the Clark entrance island. Water runoff from grasses staining street – sprinklers unnecessary.
- Contacted Varga Engineering regarding recommendations and /or options available for repair or improvements that can be done to swale running from Clark Rd. on Lot lines #88 and #89 re: install storm sewer drain tile half way to intercept ground water and channel into Cypress Drive pond, reducing silt and providing cleaner water to pond. He would need to be “hired” to do additional work. No action pending as yet.

SWS 2014 Maintenance to be done

- I will send copies of proposed “assault” work to be done on all willow trees presently growing and those willow trees cut down during last year’s SWS work, performed by JBT Landscaping, to Board members for input and approval. I will then send RFP’s to multiple vendors (including Tree maintenance companies) to have all work done this fall.
- Clean-up and improvements on lot with Cypress Drive retention pond – - will wait for response from Pond maintenance companies. All Drainage grates should be cleared of willows and cattails immediately.

Establishment of a “Beautification Committee”

- Propose the establishment of a committee, supervised by Director-At-Large, Jean Walrack, and overseen by the ARC Director. Duties will include the evaluation of current landscape plans for the Clark and North Solon entrances and berms, recommending changes, as well as supervising the implementation of those changes by JBT Landscaping. The committee will also be responsible for reporting any tree or hardscape damage that may occur during the seasons to the ARC Director. He will then be responsible for obtaining the estimates and approvals as necessary prior to having the work performed. Recommend we relocate hardscape that is currently considered to be “In harm’s way” of snowplows, thereby avoiding any further damage and expense.

Rich LeCrapane motioned for the approval of the establishment of the “Beautification Committee”. Al Siblik 2nd the motion.

Vote Results:
4-Yea 0-Nay
Motion carried.

Director-At-Large Report: Jean Walrack prepared and mailed two “Welcome to Forest Ridge” letters to our most recent new homeowners.

Jean Walrack announced she is preparing a “Trades List”, with input help from homeowners. This list will be composed of tradesmen, recommended by homeowners in the neighborhood, who had a positive experience and successful completion of the job. Anyone who would like to contribute a name can e-mail Jean. This list will be posted on the FRHOA website and included in all “Welcome” letters.

Old Business: None

New Business: None

Public Comments: Todd Ippen requested to speak before the Board and the public attendees, in regard to his disapproved pool and fence construction proposal. Karen Bruns approved his speaking at this time. Todd Ippen began by agreeing the proposed fence height exceeded the 4-foot maximum and that one fence section exceeded the 15-foot placement limit from the edge of the pool. Placements of two sides of the fence are within the 15-foot limit and one side of the pool abuts the house itself. He said the pool placement was selected for aesthetics, restrictions due to his septic field, Spring Grove Village ordinances, and the proximity of the house so it could be utilized as a "fence". He stated he would reduce the fence height to the 4-foot restriction and attempt to reduce the fence placement that exceeds the 15-foot limit. Al Siblik suggested Todd alter the construction proposal and resubmit to the Arc Committee for further consideration. He agreed.

Rich Quinn commented on the trailer parked at 3438 Forest Ridge Dr. Karen Bruns stated the Board was taking action to have it removed. Rich Quinn also later commented on the positive progress Al Siblik has made and the cooperation he has received from Dan Yost, owner of Lot # 89 on Clark, regarding the storm water situation. Rich Quinn stated his experience as past ARC Director was not the same.

Dave Hushyn commented on the "KLM" sign that is located on Clark. Karen stated that she called "KLM" and asked that it be repaired or removed.

Jan Pletz again raised her recommendation to increase the transfer fee on newly purchased homes, in an effort to help recover some of the lost budgeted revenue due to foreclosures and bankruptcies, particularly in which lost funds cannot otherwise be collected (bankruptcy discharges, foreclosures, etc.). Todd Ippen pointed out that the percentage increase in the transfer fee could not be equal to an amount necessary to recover 100% of losses and "we do not need the money". Bernie Quinn mentioned, "It wasn't fair". Jan Pletz said these were not sufficient arguments to prevent the homeowners association from making every effort to recover the lost budgeted revenue. She said, while we may not "need" the recovered funds now, we need to maintain the budget as per the covenants. If we don't use this as a means of recovery, the other option is to raise the annual association dues. Why should the residents of Forest Ridge bear the burden of the loss from a property offered for purchase? The direct correlation to losses would be to collect from those unknown buyers who will purchase a Forest Ridge home, most likely at a discount to replacement value. As a percent to total purchase price or closing costs, taking into account the expense of a Realtor, attorney fees, appraisal, home inspection fees, actual closing costs, transfer stamps, moving expenses, utility deposits etc., the FRHOA transfer will be proportionally insignificant. In summary, the loss of revenue should not be an additional financial burden to those current FRHOA owners who 1) approved a budget, 2) did not contribute to the loss of revenue, and 3) also paid a prescribed new owner fee when they bought, a majority of whom bought long before the development had matured and required less financial support to maintain. An increase in transfer fee is necessary and justified.

Adjournment: Al Siblik made a motion to adjourn. Rich LeCropane 2nd the motion. Meeting adjourned at 7:55 p.m.