

**Forest Ridge Estates Homeowners Association  
PO Box 835  
Spring Grove, Illinois 60081-0835**

**Monday, February 16, 2008  
Board Meeting - Richmond Township Offices**

- I. Call to Order: Andy called the meeting to order promptly at 7:00 p.m.
- II. Roll Call: Andy Geryol, Jim Powers, Vida Krug, Todd Ippen, Rich Quinn, Lisa Moeller and Wally Bruns / All present
- III. Richmond Township Supervisor – Tammy Valentine-Garza  
Slide show of the services provided by Richmond Township was presented
- IV. Board Minutes January 19, 2009:  
Wally Bruns motioned for Board Approval - Jim Powers 2<sup>nd</sup>  
Vote Taken: Yea: 6 Nay: 0  
Motioned Carried
- V. Presidents Report:  
Andy explained that the Village of Spring Grove on February 3, 2009 accepted the roadways and improvements completed by KLM within Forest Ridge Estates subdivision upon the expiration of the Maintenance Bond on March 20, 2009, and would release the bond monies upon condition of receipt by KLM a payment of \$10,755.00 that would be earmarked for pavement repairs and fog lines. The acceptance was based upon the recommendation of Village Engineer, Steve Bicking. Andy presented to the FRE board a letter draft to be mailed to Mayor Eisenberg requesting additional clarification in regards to the Maintenance Obligations for the Storm Water System, as outlined in Exhibit B, C and D. In reviewing the letter it had been suggested that the letter be sent to all seated on the Village of the Spring Grove Board to ensure all were aware of the concerns. After much discussion, Andy agreed to request from Mayor Eisenberg to share the letter with the Village Board. There was a concern of alienation from the Village if we pursue too hard and after discussion by all it was agreed that Andy and Wally will continue to push for answers and would keep the board informed to their progress so a decision can be made by all to when to close the matter. The board briefly discussed the Silent SSA and it was decided that the discussion should be tabled to a later date based on the Village's responses, all agreed.

VI. Vice-Presidents Report:

Wally discussed the concerns regarding an email sent to the board indicating the possibility of changes made to the FRE Covenants and By-Laws by the Village of Spring Grove. It was explained that the verbiage presented in the email correspondence pertained to exhibit, C and D of the FRE Covenants and perhaps as to the wetlands was expecting a favorable decision to decrease our responsibilities and has been working with the Village Engineer, Steve Bicking. The board inquired to when Wally would expect an answer from the Village and that any changes would have to be presented to the board for review as well. Wally said he expected a reply back soon yet reminded all that this matter was now in the Villages hands.

VII. Treasurers Report:

- Bank Balance as of 02-16-09 \$14,881.11
- Credit / Insurance Policy \$207.00 – Premium Refund on Cancelled Policy
- 2008 Federal Tax Return filed showing zero (0) Taxes Due.
- Approval / Expenses:  
Com Ed \$65.54  
Rich Quinn motioned for Board Approval – Wally Bruns 2<sup>nd</sup>  
Vote Taken: Yes – 6 Nay – 0  
Motion Carried

VIII. Old Business:

Architectural Guidelines:

Rich and Lisa submitted a draft of the ARC form to be used by the FRE homeowner to seek approval on construction projects within FRE and indicated that the guidelines were based on the FRE Covenants and By-Laws as well the permit guidelines set into place by the Village of Spring Grove. Board reviewed and Andy suggested that he would like to see a letter to be sent to the Village listing the homeowners project for which the Village should expect to see the HOA / ARC approval form. Rich agreed to write the letter and would submit a copy at the next board meeting in March.

- Landscaping / Finalize RFP Bid process / Approval:  
Todd presented the revised draft from discussions at the last board meeting, January 19, 2009 and requested approval for mailing.  
Rich Quinn motioned for Board Approval – Vida Krug 2<sup>nd</sup>  
Vote taken: Yea –6 / Nay – 0  
Motioned Carried
- Snowmobiles, ATV's, Combines / Tabled to March 16, 2009

IX. New Business:

- Out Lot A & B: Vida at Andy's request inquired with the Richmond Township Assessor the tax base on Out Lot A and B and was told that the previous tax rate was set at \$12.00 per year and due to the rate being under \$100.00, no tax would be assessed. Patricia O'Neill / Township Assessor did state that once the deeds for the Out Lots have been transferred from KLM to FRE HOA to contact her and the tax rolls for McHenry County would be notated of the tax rate. Vida did mention that while inquiring into the matter was asked why the FRE HOA would want to deed over Out Lot A to the HOA since the property is a wetland / detention area surrounded by conservation and due to the insurance liability that would be passed on to the FRE HOA's should someone be hurt on Out Lot A, as well as the expenses for maintenance of the property and whether the FRE HOA should accept the deed from KLM. There was a discussion by all and the final consensus was that no deed would be recorded on Out Lot A until the matter could be researched further. Andy indicated he would look into this and report back to the board.
- Annual Meeting / March 16, 2009: Andy reminded all that the regular monthly board meeting would proceed immediately upon adjournment of the annual homeowners meeting.
- 2009 Dues Notice: Vida asked how we would handle the mailing of the notices and Jim indicated he would on the printing of the invoices. Andy and Vida agreed to handle the address labels and mailing. All agreed that it was important that the 2009 dues notice be mailed and in the homeowner's mailbox by March 1, 2009 to allow ample time for payment as indicated on the invoice billing.

X. Public Comments:

- Homeowner – no written requests received

XI. Adjournment:

Wally motioned to adjourn the meeting at 8:55 p.m.

Jim Powers 2<sup>nd</sup> the motion

Vote taken: Yea – 6 Nay – 0

Motion Carried