

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

**Monday, April 20, 2009
Board Meeting - Richmond Township Offices**

- I. Call to Order – Andy called the meeting to order at 7:05 p.m.
- II. Roll Call: Present: Andy Geryol, Wally Bruns, Vida Krug, Rich Quinn, Todd Ippen / Not Present: Jim Powers, Lisa Moeller
- III. Board Minutes March 16, 2009:
Wally Bruns motioned for approval
Todd Ippen 2nd the motion
Vote Taken: Yea 4 Nay: 0
Motion Carried
- IV. Presidents Report:
Andy advised that he had received a proposed amendment from the Village in early April wherein Exhibits B & C that are part of our covenants attached to an amendment dated 4/8/06 be deleted.
 1. These exhibits have been a substantial part of their on-going discussions with the Village over the past many months in that significant oversight responsibility for the storm water system in our subdivision was being shouldered by the homeowners. Fundamentally, the Board countered that these obligations are too significant to be left in the hand of the homeowners likely not qualified to manage such program.
 2. Although the detailed responsibilities outlined in these exhibits are proposed to be deleted, our covenants still cite the existence of a dormant SSA overriding our subdivision. Exactly how the Village proposal but has not yet responded to the Board.

In the final analysis, should the Village proposal make sense to the Board, it will prepare a complete discussion for presentation to the homeowners who will ultimately be asked to vote on the matter.

V. Treasurer's Report:

On behalf of Jim Powers, Andy reported that 80% of the homeowners to date have paid 2009 association dues as well as the following information:

1. Bank Balance as of 04/16/09 was \$33,808.16
2. Approval / Expenses:
 - Com Ed: \$29.67
 - Landscape Maintenance 04/09: JBT \$1,000.00
 - Postage Reimbursement – Certified Letters: Jim Powers \$5.32
 - Postage Reimbursement – Septic Letters: Todd Ippen \$4.20
 - Landscaping Lightening – Replace Bulbs: Steve Rybinski \$180.27

Discussions on how the Board would proceed in the collection of the 2009 association dues not paid by May 1, 2009 and it was decided:

1. The 2009 Final Collection Letter will be mailed by May 1, 2009.
2. Homeowners having issues making payment need to reach out to Jim or a Board member by May 15, 2009, yet no later than May 31, 2009 to discuss an acceptable “timely” payment commitment.
3. Should no payment be forth coming or any attempt to reach out to Jim or a Board member is made by May 31, 2009 the homeowner will be considered in default of their 2009 association dues.
4. Lien proceedings at this time will begin on or after May 31, 2009 at which time an interest penalty as written in the Forest Ridge Estates covenants will be assessed along with additional fee's required to initiate the lien.

VI. New Business:

Landscaping: Todd Ippen reported the following:

1. Has approval from the septic lot homeowners to allow JBT to maintain for the 2009 mowing season.
2. Front Entrance Lighting: Inspection of the lighting system found 12 light bulbs and 2 fixtures missing which have now been replaced with the help of Steve Rybinski.
3. Front Entrance Irrigation: Todd and Steve will be meeting this coming Saturday to turn on the sprinkler system which Todd feels should be very simple pending no issues. In doing so the association would save the fee Breezy Lawn would charge for the set up. Todd will report back to their progress.
4. Mark from Genesis II did receive the proposal and contacted Todd. Todd explained that JBT had won the bid. Mark expressed an interest to be bid for the 2010. Todd did let Mark know that the board would welcome his bid.

ARC Report: Rich Quinn reported the following:

1. Approval to install a wrought iron fence was submitted for approval. Rich provided a diagram to the placement of the fence and concerns were raised on the placement of the fence to the back side of the retaining wall. Rich will reach out to the homeowner and explain the concern.
2. Approval to install a storage shed was submitted for approval. Richard provided a survey showing an "X" to the placement of the shed and a brochure of the shed the homeowner wished to install. In reviewing the documents provide the Board felt that the shed submitted did not conform to the ARC guidelines in our covenants as well the uncertainty of the location. Rich will reach out to the homeowner and explain the concern.

Discussion did take place to how the Board would address the various covenant violations in regards to fences, boats, trailers, landscaping materials etc located on homeowner properties. Vida Krug proposed that the Board reach out via a letter to homeowners in a neighborly reminder to why we moved in Forest Ridge Estates and point out the various areas in the covenants that have become a concern. After further discussion Rich Quinn agreed to mail letters to the offenders in violation only.

VII. Old Business / Board agreed to table the below to a later date:

- Covenants – Review Proposed Changes
- Snowmobiles, ATV's, Combines etc
- Out Lot A

VIII. Public Comments:

- Homeowner – no written requests received

IX. Adjournment:

Rich Quinn motioned to adjourn the meeting at 8:36 p.m.

Wally Bruns 2nd the motion

Vote Taken: Yea: 4 Nay: 0

Motion Carried – Meeting Adjourned