

**FOREST RIDGE HOMEOWNERS ASSOCIATION**  
**QUARTERLY BOARD OF DIRECTORS MEETING**  
**MARCH 21 2016**  
**MINUTES**

Call to Order - 7:03 p.m.

Roll Call - Karen Bruns, Kathy Toben, Al Siblik, Jean Walrack

Approval of Minutes - Karen stated that the minutes have been read, Al motioned to approve and Jean Walrack second the motion. Motion carried.

President's Report - Meeting dates remaining for this year are June 20, September 19 and December 5. The June 20 meeting will have the postponed Board of Directors election.

Vice President's Report - None. Position vacant.

Treasurer's Report -

- Kathy stated that there will be a correction under miscellaneous revenue regarding the \$5,000.00 being moved from savings to checking for SWS work. Also, other items need adjustment.
- There was a discussion about the number of homeowners that have to pay dues and if there is payment received from the septic lots. It was determined that this issue should be addressed. There was further discussion about the septic lots.
- Kathy said that dues received thus far is \$11,480.00. This about is not counting envelopes picked up tonight. We are about half way there. There was a discussion about the methods to use with the homeowners that have not paid by the 31st of March. Karen said she will send emails.
- Al made a motion to approve the Treasure's Report Karen second the motion. Motion carried

ARC/Landscape Director Report -

- Al sent out seven requests for bids on the landscape contract. He had three responses: Breezy Hill, JBT and MGT. JBT was the lowest at \$1400.00 a month totaling \$16,800.00 per year. Breezy was \$1,583.33 per month plus an ala carte menu of things that are included with JBT. MGT was \$1,731.66 monthly or \$20,780.00 per year. Al made a motion to approve JBT for 2016 through Mach 31, 2018. Karen second the motion. Motion carried.
- The SWS contract was sent to two companies with the same work plan and map and the opportunity to read Varga's report and recommendations. Levernier Enterprises came in at \$13,035.00 for the phase one work. Platinum Terrain Inc. came in at \$24,679.23. Al made a motion to approve Leverineir Enterprises for the phase one of the SWS in the amount of \$13,035.00. Karen Second the motion. Motion carried.
- Lake and Pond Solutions Aquatic Plant Management Agreement will continue. It will be six visits consisting of two pond treatments for algae, 2 weed treatments, dye treatment and spring water test. Some treatments are based on need and if not needed we won't have to pay for the treatment. The contract will not exceed \$3,467.40. Al made a motion to approve

the 2016 contract with Lake and Pond Solutions Aquatic Plant Management contract. Jean Walrack second the motion. Motion carried.

- Al contacted the Fish Hatchery to see if they had recommendations to get rid of the Koi in the pond. They suggested throwing corn in one spot in the pond and net them as they come up to feed on the corn. The alternative would be a complete fish kill which would mean gathering the dead fish that surface and put them in a hole that someone would have to dig. Another suggestion would be to use copper sulfate. Al suggested that we go with the corn idea.
- Al said he received a letter from homeowner Eugene Fontana of 3813 Magnolia Dr. wanting to know if the storm water project being worked on by the Association has any relation to his water issue. Al called him and told him no. Al discussed Fontana's severe water problems and the disadvantage of discharging water onto the septic lot next door. There was also a discussion about possible solutions.
- Al mentioned the damage done at the front entrance by the snow plows. He suggested the the sprinkler heads be moved so they are not affected when the plow goes over the curb.

#### Old Business -

- Karen stated that Perez lien was discussed earlier at the Annual Meeting.
- The camper trailer at 3812 Redwood Court will be dealt with by owner Roth. Rich Lecropane asked if the renter has any responsibility, and Karen responded that she just contacted the owner who said they would take care of it.
- Karen said she spoke with Trent Turner who is with the Village about the illegally parked van on Sequoia Ct. and he said he would take care of it.
- Al said he had a letter made up to the homeowners at 3716 Cypress Dr regarding the structure in their yard. It states that they didn't request approval for the structure from the architectural committee and it does not meet covenant guidelines. There was a discussion about the structure, the letter and the method of mailing the letter. Al said he would send the letter and wait two weeks for a response. If there is none, he will send a certified letter.

Adjournment - Karen motioned to adjourn at 7:48 p.m.. Jean Walrack second the motion.