

**FOREST RIDGE HOMEOWNERS ASSOCIATION**  
**QUARTERLY BOARD OF DIRECTORS MEETING**  
**DECEMBER 7, 2015**  
**MINUTES**

Call to Order - 7:00 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 Kathy Toben second the motion. Motion carried.

President's Report - Board of Directors Annual Meeting will be held on March 21, 21, 2016 at 6 p.m. at which time election for the positions of Vice President, Secretary and Member At Large/Architectural Director will take place. The Quarterly Meeting will follow at 7 p.m.

Letters were sent to homeowners for violations of an illegally parked vehicle on Sequoia Ct. and a backyard structure with a metal roof on Cypress. These violations will be followed up on for fines and / or liens.

The Snowmobile Club has erected their signs along North Solon Rd.

The problem with upcoming meetings not appearing on the website will be addressed.

The 2016 meeting dates are: March 21, June 20, September 19, & December 5.

Treasurers Report - With the savings account & 4 CD's we have \$45,424.80 as of August. The \$5000.00 was not moved to savings because it will be used this coming year for SWS. Andy Geryol asked if there are still 85 homeowners and if there are any liens outstanding. It was stated that there are two liens for outstanding dues at this time. Andy also asked what will be left after \$25,000.00 is pulled out for work to be done. Kathy said there would be about \$25,000.00. Karen said we knew this money would have to be spent on the SWS at some point. Dave Hushyn asked if the meeting location will be the same next year and the answer was yes.

ARC/Landscape Director Report - Re approval for 3406 Forest Ridge Dr. There was a "Stop Order" given to Pro Roofing because there were no permits issued by the Village or the HOA. After permits and approval the roofing & siding work continued. The work is not complete at this time. A letter was sent to the homeowner regarding the pile of old siding sitting on the front lawn and a reply was received stating the the contractor would be removing the pile by the end of the week. The contractor ran out of siding because they miscalculated and they should have it soon. Al strongly recommends that "NO SOLICITOR" signs be installed at both entrances after the problems we had with this company. Also we want to make sure the Village will enforce the signs. Jean was asked to contact the person that repainted our entry signs to see if he could make the small signs to match ours and hang below the entry signs.

Requests for bids have been sent to six area landscapers with a revised contract to run from April 1, 2016 to March 31, 2018. The dry hydrant on Cypress has been added to the proposal. Responses are due back January 29, 2016.

I requested that JBT remove the large boulder and stump with a steel post on the berm on North Solon and they complied.

SWS Maintenance & Pond - Lake & Pond Solutions report on September, 2015 stated that on their last scheduled visit they saw that the shoreline treatment had progressed nicely & were seeing some of the satellite willow growth affected in the mowed portion of the shoreline. Growth on the pond consisted of spotty algae, curly-leaf pondweed, and coon tail. Ultimately, the pond didn't look bad & we left it for

the remainder of the season. A 2016 management budget should include a combination of scheduled visits, water sampling, treatments, dye & bacteria. Also a special mention is given to JBT Landscape for collecting & hauling away of all debris which had accumulated due to Steve Walrack and Al removing trees, cattails, weeds and muck from the pond perimeter. And, also for donation of mulch, time & talent to improve the dry hydrant & overall look of the area.

- Quotations from contractors Levernier Enterprise Inc. and Platinum Terrain are being revised & evaluated for restoring all inlets & outlets contained in the 10 of 12 zones of the FRHOA SWS system (basin areas) per Varga & Assoc. Reserve Study dated May 15, 2012.
- Letters to affected homeowners were included in the recent mailing to residents notifying them of the start of the SWS maintenance work.
- A Phase 1 “Work Plan” has been authored & will be submitted for written approval by The Village of Spring Grove after agreement of content with contractors before any work will proceed. I plan on visiting the homeowners on lots 51 & 52 on Redwood Ct. prior to beginning the extensive work required on those lots. Zones 7 & 8 (swale & Cypress Pond) have been excluded following on-site meeting of September 24, 2015. (See below)
- Clark Rd. Swale - Yost Property - Cruz Pond - There was a meeting at the Cypress Pond on Sept. 24, 2015 with Chief Sanders, Trent Turner & Stephen Bicking (Village), Joanna Colletti (McHenry County Planning & Development) & Al Siblik (FRHOA) regarding overflow from the Cruz pond. Abbreviated results are as follows:

- Cruz pond built & expanded over the years based upon aerial photos
- March 2002 - no pond existed on the Cruz property
- Aerials appear to show overland flow existed prior to pond being built
- Property is located in unincorporated McHenry County & pond constructed prior to county wide stormwater ordinance being adopted & therefore was not in violation at that time
- Our Varga report states that overland flow path should be stabilized with geo-grids or rip-rap to prevent erosion of the channel. It is suggested FRHOA have an engineer determine the best method of addressing the erosion problem that is occurring due to the overland flow from the Cruz pond.
- The Village representatives indicated that, depending on the work the FRHOA plans to undertake, a Stormwater Management Permit may be required & the FRHOA should reference the ordinance to insure compliance of work undertaken.
- I have asked for assistance from Rich Jacobsen (resident) to establish if any field tile is present on properties adjacent to the south property line in & around the pond, as well as who to contact regarding a tile cost to direct water at point of origin to pond. This should be done prior to engaging Varga Engineering as indicated during the meeting mentioned above. Swale reconstruction can then be considered & costs researched. Concerns must be the “future driveway approach” from Cypress Dr. & utilities under the swale to the homesite which would affect the repair. This investigative work is to be done over the period of December 2015 to April 2016.
- Andy Geryol asked if Varga is going to be involved in the maintenance plan and Al said that at this point, this is only an estimate & he didn't know if the amount needed to complete the plan will be \$25,000.00 or more or less. Al wants Varga & the Village to approve the plan (once completed) before moving forward. Andy was satisfied with the answer. Al also discussed the conversations of his meeting at the pond on September 24, 2015. Rich Quinn brought up the fact that lot 52 has water going under the driveway & there is rip-rap there & JBT worked on it under duress & now the homeowner is complaining about losing their privacy. Al said they are not complaining yet, but the work will involve an area of 20 feet by 30 feet.
- Rich Lecropane commended the Architectural Committee of Al, Jean & Steve on the appearance of the pond.
- Dave Hushyn commented that JBT has done a good job & that we've been a long-time customer and wanted to know if we are going to keep them. Al reiterated that there are 6 bids out because JBT's contract is ending the 31st of March. They will be bidding against the other companies. Al also expounded on the fact that JBT has really done a lot for us this past year.

Beautification Report - Jean reiterated a huge "Thank You" to Al Siblik and Steve Walrack for their many hours of hard work to clean up the pond area and grates.

- The signs at the entrance were repainted.
- The petunias were removed and mums were planted in their place at the Clark Rd entrance.
- Al stated that begonias will be going in next year.
- Jean stated that JBT took out the bunny grasses that were causing unwanted growth in the grass from the seeds being blown by the wind. They replaced them with lilies. Al said JBT had a guy dig out all the weedy areas and reseed them, including spots in the lawn of the first house which abuts the entrance.

#### Public Comments

- Rich Quinn asked about areas 3 & 4. He wondered how they were going to get equipment in there to do the work. Al replied that Rich Jacobson will have them come in off 173 so there will be no lawns affected.
- Rich Lecropane asked if the two liens she mentioned earlier were for non-payment of dues. Rich then asked what happened to the Perez lien. Karen said it was a trailer violation resulting in a \$225.00 fine. The fine was not paid, requiring that a \$225.00 lien be filed. Rich then asked why it was taking so long because the fine was supposed to be paid by May 4, 2015. Karen stated the lien was not filed because it was an over site on her part. Rich said that the delay sends a bad message.
- Rich Quinn asked about the people that have the daycare center. Karen said she spoke with Eric Roth (homeowner) about the daycare center six weeks ago. Mr. Roth stated that he wasn't aware of the daycare center and he will call them. They told him they were just going to have one or two kids. Mr. Roth was concerned about his liability. Karen talked to the renters who wanted to put a sign up and she told them they could not do that. Jean stated that there was an ad on Facebook saying they were going to have a slew of kids. Karen asked Andy if there were a lot of kids there and he didn't think so. Andy Geryol said he contacted Sandy Rusher at the Village via email & she responded that the village ordinance allows a maximum of three unrelated children to be enrolled in a residential daycare service.
- Andy mentioned that there is a pop-up camper on the renter's driveway which is in violation of our covenants that should be removed. Karen said she will followup with Mr. Roth regarding the camper violation and the daycare situation.

Karen asked for a motion to approve the 2016 budget. Al made a motion to approve the budget and Karen asked for a show of hands from the audience. All present approved. There were no disapprovals.

Homeowners in attendance were: Rich Lecropane, Dave & Judy Hushyn, Rich & Bernie Quinn, Andy & Joanne Geryol, Rich Jacobsen, and Gene Fontana.

Adjournment - Karen adjourned the meeting at 7:45 p.m.