

**Forest Ridge Estates Homeowners Association**  
**P.O. Box 835**  
**Spring Grove, Illinois 60081-0835**

**Board Minutes**  
**January 18, 2010**

- I. Call to Order -7:00 p.m.
- II. Roll Call: Wally Bruns, Vida Krug, Jim Powers and Rich Quinn – Absent: Todd Ippen
- III. Approval of Board Minutes / December 21, 2009: Jim motioned to approve, Rich 2<sup>nd</sup> the motion – Vote taken: Yea: 3 Nay: 0 – Motion Passed
- IV. Presidents Report:
  - Wally reported that additional discussions with the Village of Spring Grove is needed in regards to the Strom Water Management System and will be sitting down with Attorney Robin Perry to discuss requesting the Village assume responsibility and not allow the burden to fall on the FRE homeowners.
  - Vida, Jim and Wally have completed the review of the FRE Covenants. The board reviewed the proposed changes and additional recommendations have been proposed. Wally will be implementing those suggestions and will present to the board for final review to allow presentation to the homeowners for approval.
  - Wally reached out to Commonwealth Edison regarding the rolling electrical outages that have occurred in FRE. Commonwealth Edison has assured Wally they will look into the matter. As additional information is forth coming on the outages, Wally will advise.
  - Wally secured a copy of the FRE Landscaping Plans from the Village of Spring Grove and found that pages one (1) and three (3) were missing. Wally will be contacting the Village about the missing pages so he can review the plans properly.
- V. Vice-President Report: At this time nothing to report

VI. Treasurers Report:

a. Book Balance as of 01-18-10: \$22,926.97

b. Expenses / Approval:

- Com Ed: \$48.58
- JBT Landscaping: \$1,000.00
- Attorney Robin Perry: \$675.00
- FRE Landscape Blue Prints / Coping – Wally: \$21.29

Rich motioned for approval, Vida 2<sup>nd</sup> the motion – Vote Taken: Yea: 3 Nay: 0

c. 2010 Dues: Jim reported the following:

- i. Dues to remain at \$315.00
- ii. Invoice to be mailed March 1, 2010
- iii. Invoice due date April 1, 2010

d. FRE 2009 Tax Return: Jim is now completing the necessary documents and will send by certified mail to the I.R.S. by January 31, 2010 to ensure receipt.

VII. Landscape Report : Todd at this time has nothing to report

VIII. ARC Report: Rich at this time has nothing to report

IX. New Business:

- a. Annual Meeting & Elections: March 17, 2010 at 6:00 p.m. to be held at the State Bank of the Lakes. Doors will open at 6:00 p.m.
- b. Positions Available: Vice-President, Secretary and 3 Director's. Each position will carry a two (2) year term. Rich reported that he and Todd have been working on the election material and letter for mailing. Rich reported the suggestions made by the board in regards to the election letter have been made. Rich at this time passed out final election letter for board approval. The FRE board reviewed / approved for mailing.
- c. Election Notification and Mailing: Letters will be mailed Feb 15, Nominee Form must be returned by Feb 25. Proxy Ballots will be available for those homeowners who are unable to attend the March 17 Annual meeting by contacting a FRE board member. Otherwise Election Ballots will be passed out prior to the election that evening.
- d. New Officer and Director Positions: Will assume position at the April 19 board meeting.
- e. Attorney Robin Perry / Landscape Plans: Wally will be working with Robin to prepare discussion when they both meet with the Village of Spring Grove.
- f. No Fence Amendment: Vida prepared the documents required for the filing of the No Fence Amendment with McHenry County; Wally will handle the filing with the County.

X. Old Business:

- a. Covenant Revisions: See Presidents comments
- b. Attorney Robin Perry / Storm Waste Management System: See Presidents comments

- XI. Public Comments: Rich LaCropane asked if the board intended on providing copies of the proposed covenant changes to the homeowners for review prior to any vote taken for approval. Wally explained that the revisions will be placed on the FRE website for all to view. A special meeting will be held to vote for the approval. Wally did indicate that he would like to see the proposed covenants be voted on as a whole for approval instead of doing a line by line approval of the various paragraphs on changes being proposed, yet no final decision has been made as the board is still working on the final proposed covenant revisions.
- XII. Adjournment: Rich motioned to adjourn at 7:27 p.m., Vida 2<sup>nd</sup> the motion  
Vote Taken: Yea: 3 Nay: 0