

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

**Monday, January 19th, 2009
Board Meeting - Richmond Township Offices**

- I. Call to Order – Andy called the meeting to order promptly at 7:00 p.m.
- II. Roll Call / Present: Andy Geryol, Vida Krug, Todd Ippen, Lisa Moeller and Rich Quinn present - Absent: Wally Bruns and Jim Powers
- III. Approval Board Minutes December 15, 2008:
 - Rich Quinn motioned for board approval
 - Todd Ippen 2nd the motion
 - Vote taken / Yea - 4 Nay - 0 / Motion Carried
- IV. Presidents Report / Andy Geryol: Meetings with Village concerning Assoc maintenance responsibilities such as wetlands and storm water systems are still ongoing and will probably continue for several more months until Andy and Wally receive a clear understanding to what exactly we are dealing with. At the January 6, 2009 meeting of Spring Grove Village Board, KLM petitioned the release of it maintenance bond claiming no further work to the wetlands would need to be done. KLM's consultant claimed that since the wetlands were never disturbed during construction, it still remains in its natural state thereby necessitating nothing more. The Village countered that KLM agreed to the improvements in Ex B nearly 3 years ago so why is it only now being argued. KLM repeated their claim of no further work needing to be done plus they believed the Village was imposing an unnecessary long-term burden on the homeowners association. The Village board was not immediately persuaded and instructed its engineer to review KLM's position and report back at the Feb 3rd Village board meeting.
 - ii) Storm water system (this relates to Ex C in the 4/06 amendments)
Andy and Wally last met with Village Pres, Clerk, Attorney and Engineer on Dec 16, 2008 for 1 ½ hrs. Although we again posed a number of questions and concerns (within homeowners expertise and underlying cost to hire out third-party services), both the attorney and engineer offered little flexibility to the language they created, particularly as these requirements ostensibly are imposed on all new subdivisions thus little incentive to modify for FRE.

What do we know so far?

- 1) We were successful in getting the Village to edit these requirements down to a two (2)-page checklist as they see it specifically pertaining to FRE as a means to avoid consequential misunderstandings.
- 2) What do our responsibilities include:
 - A) Nothing having to do with any infrastructure running under the road ROW.
 - B) But apparently will include: (i) Recurring (e.g. monthly):
 - Clearing debris from inlets and outlets at detention basins to prevent blockage. Observe water flow and correct source of any blockage.
 - Repair damaged pipes, joints, grates and concrete supports.
 - Restore the riprap and re-seed areas requiring vegetation as needed for drainage. Check to insure restrictors are operating freely.
 - (ii) Periodic (annually or less frequent depending on operating condition):
 - Verify rim elevations for conformity to engineering drawings
 - Flush storm lines running across private property to detention basins.
 - Scope detention basins for sediment accumulation and dredge back to Design spec. Scope swales and excavate back to design specs.

Means: Do nothing and accept the consequences of the Village imposing the SSA. Otherwise, perhaps in certain instances maintenance requirements could be carried out by the homeowners. In other instances, we'll need to engage outside services, which means new dollar requirements at some point in the future and the board will need to:

1. Develop reasonable estimates and time lines for the costs, which probably means an independent engineering study, and Establish a funding plan to insure cash is available to pay for these services when needed.

V. Vice-President Report: Wally's was not able to attend the meeting – Andy reported that what he had summarized in his President report covered what Wally would have reported since they both were involved in the Spring Grove meetings.

VI. Treasures Report / Andy in Jim's absence:

- Bank Balance / As of 1-19-09 \$14,668.00
- Approval / Expenses:
 - Com Ed \$36.48
 - Secretary of State Filing Fee – Removal of Donald Stinespring \$5.00
 - Rich Quinn motioned for board approval Todd Ippen 2nd the motion
 - Vote Taken: Yea – 4 Nay – 0 / Motion Carried

VII. New Business

- Landscaping: Review RFP bid process: Todd Ippen went over the preliminary bidding process for the FRE HOA to mail to vendors for the 2009 landscaping season. After discussing the various suggestions brought forward by the board it was agreed that Todd would present a final draft of the RFP to the board at the next board meeting, February 16, 2009 for board approval.
- Covenants: Review proposed changes - Tabled to February 16, 2009
 1. Appoint Committee - Tabled to February 16, 2009
- Extend Invite: Richmond Township Supervisor February 16, 2009
Board approved to extend invite for February 16, 2009

VIII. Old Business

- Architectural Guidelines: Andy requested that Rich and Lisa to work on the proposed approval guidelines to present at the to the next board meeting on February 16, 2008.
- Snowmobiles, ATV's, Combines etc: Andy explained that there is still no clear answer from the Village of Spring Grove and is not sure what would be the correct answer yet feels that we as a HOA should have guidelines in place to avoid any further confusion. Andy asked Mike Grenning to head a committee to present to the board a proposed FRE HOA guideline and would he include Rich Jacobsen and Jeff Lebelle due to their knowledge on this subject. Mike agreed and would present something at the next board meeting, February 16, 2009.

IX. Public Comments

- Homeowner – no written requests received

X. Adjournment

Lisa Moeller motioned to adjourn the meeting at 8:57 p.m.
Todd Ippen 2nd the motion
Vote taken: Yea - 4 Nay – 0 / Motion Carried