

Forest Ridge Estates Homeowners Association

Minutes of Monthly Meeting

October 15, 2012

Call to order: 7:00 pm

Roll call: Karen Bruns, Rich Quinn, Andy Geryol, Todd Ippen, Tom Straley-
all present.

Approval of Minutes: Andy made a motion to approve the August 20th monthly meeting minutes, Rich 2nd, motion approved.

President's Report: North side entrance lights required replacement, possible vandalism; power line severed during construction was repaired.

Entrance pump failed, beyond warranty, was replaced by Huemann.

Zukowski, Rogers Flood and McArdle retained for legal help with SWS planning, Michael Smoron our attorney; covenants do allow HOA to take responsibility for system maintenance. Easement access implied in Illinois Drainage Code.

The retention pond lot has been sold, HOA has no responsibility for anything except SWS maintenance; fire department will be approached to help assess below surface conditions of pond. Meeting will be scheduled with Varga engineering to clarify next steps. Rich Jacobsen and Jean Walrack suggested that willow trees be removed to help cleanup effort and that pond may be spring fed.

Next meeting Dec 17. Positions of HOA President and Treasurer are to be filled by next March's election. Current President and Treasurer are not planning to run. New candidates are welcome.

Vice-president's Report: Tom Sanders will speak at Dec 17th meeting.

Treasurer's Report: Four liens outstanding total \$1716. YTD expenditures tracking at 80% of full year budget vs 75% forecast. Total cash 9/30/12 is \$51,926.

Landscape Report: Discussed in President's report.

ARC Report: Nothing to report.

Old Business:

New Business:

David Hushyn suggested that an e-mail list for subdivision be created. Difficulty and historical lack of success was discussed. Al Siblik suggested that pump replacement might be an insurance issue. The effect of a claim on policy premiums was mentioned.

Rich Quinn voiced his concern regarding approval of legal firm to advise us in SWS planning, objecting to the lack of a record in an e-mail file. The balance of Board believed the matter was properly handled. Rich is not in agreement.

Public Comments: None.

Andy moved to adjourn, Karen 2nd. Board approved. Meeting adjourned at 7:49 pm.