

Forest Ridge Estates Homeowners Association

P.O. Box 835

Spring Grove, Illinois 60081-0835

Monday, October 19, 2009

Board Minutes

- Call to Order :
- Roll Call / Present: Wally Bruns, Todd Ippen, Vida Krug, Rich Quinn - Absent: Jim Powers
- Approval Board minutes / Sept 21, 2009: Todd Motioned to approve, Rich Quinn 2nd the motion - Vote Take: Yea: 3 Nay: 0 – Motion Passed.
- Guest Speaker / Richmond Snowmobile Association President: Richard Areseneau discussed the trails and how they are designated, and the requirements expected of those who use these trails. Richard also agreed to reach out to Wally Bruns to set a time to walk the trail along N. Solon Road to determine safety for the riders in the area of the catch basins.
- Presidents Report: Wally indicated that Attorney Robin Perry met with the Village of Spring Grove and intends to have another meeting to go over the concerns in regards Exhibits B & C and expects a status shortly to what transpired and will report at that time. Also mentioned was the no vote fence ballot has been mailed and has a return date of Nov 3rd at which time results will be forth coming.
- Vice-President Report / Todd Ippen:
 - FRE HOA website is operational.
 - Landscape Sprinkler System has been closed down for the season.
 - Spring Grove Fire Dept, as promised, has completed the area in front of the pond and instead of the black top base as originally thought they used cement.
 - Replacement of dead trees on berms: Breezy Hill \$1,300.00, Green Machine \$1,000.00. Both contractors agreed to remove dead tree, replace with 8ft Colorado blue spruce and would mulch the upon installation. Both contractors agreed to include a one (1) year warranty. Todd requested board approval to accept Green Machines bid: Vida Krug motioned to approve, Wally Bruns 2nd the motion - Vote Taken: Yea: 3 Nay: 0 – Motion Carried.
- Treasurers Report: Vida Krug spoke on behalf of Jim Powers
 - Bank Balance as of: \$27,375.42
 - Expenses / Approval:
 - Com Ed / 09-09: \$64.21
 - JBT Landscaping / Oct 09: \$1,000.00
 - Attorney Robin L. Perry: \$610.50

- Office Supplies - No Fence Ballot / Vida Krug: \$66.77
- Printing / Postage – No Fence Ballot / Rich Quinn: \$113.70

Rich Quinn motioned for approval, Todd Ippen 2nd the motion - Vote Taken: Yea;

3 Nay: 0

- New Business:
 - Landscaping Report:
 - Replacement of dead Tree's: See Vice Presidents Report
 - Replacement of Tree's / Village Right-A-Way: Todd reported that contact was made with the Village of Spring Grove and was told that the village is not responsible for any replacement of tree's or foliage that has died in this area and would be the responsibility of the property owner to do so.
 - ARC Report:
 - No Vote Fence Ballot: Rich Quinn reported the ballots have been mailed and allows till 11-3-09 to be returned for count.
 - ARC Approvals: Rich Quinn reported no new ARC approvals pending.
 - Dog Run / 3824 Redwood Court: Rich Quinn indicated he spoke to the homeowner about the dog run not conforming to the covenants and is in attendance this evening. The homeowner at this time explained the dog run in place was temporary and was to be removed and re-installed according to the covenants in spring 2010 and felt there was no need for ARC approval. After further discussion on the matter, the board requested that the dog run be removed immediately and to submit the required ARC approval form along with the proper documents to Rich Quinn for board approval. The homeowner expressed concern due to the weather to reinstall. The board felt there was ample time to complete the approval process, tear down and reinstall the dog run according to the FRE covenants. The homeowner inquired what the time frame would be required to complete. The board agreed to give till the end of November and should the homeowner not be able to meet this deadline, the dog run in place would need to come down immediately. The homeowner agreed to the end of November time frame and would submit the proper documents for ARC and board approval to ensure the time frame would be met as agreed. Rich agreed to contact the board upon receipt of the documentation from the homeowner to ensure no delays in approval by the ARC and board.
- Old Business:
 - Covenant Revisions: Wally Bruns let board know that the process to revise the covenants has started yet due to being out of town most of September so the committee was unable to meet the last three weeks. It was indicated though that Jim, Vida and Wally would be meeting the next couple weeks to restart the process and expects to have the covenant revisions completed early 2010 for homeowner review and vote.
 - Out Lot A: Wally Bruns has yet to hear anything from McHenry Conservation and would still make an attempt to make contact, yet would not

push the matter. There was board discussion the need to remove the debris that has accumulated from others dumping unwanted items in this area illegally. It was suggested that the board would like to see homeowner participation to clean this area to avoid the expense to hire a contractor.

- Forest Ridge Estates Website: See Vice-Presidents report.
- Public Comments: None
- Adjournment: Vida Krug motioned to adjourn the meeting at 7:57 p.m.,

Todd Ippen 2nd the motion - Vote Taken: Yea: 3 Nay 0 – Motion Carried

- Executive Session / Legal Matters: None
- Adjournment: