

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

**Monday, October 20, 2008
Board Meeting Minutes - Richmond Township Offices**

- I. Call to Order – Andy opened the meeting promptly at 7:00 p.m.
- II. Roll Call: Andy Geryol, Wally Bruns, Jim Powers, Vida Krug, Todd Ippen, Lisa Moeller and Rich Quinn present.
- III. Secretary / Board Minutes August 25th, 2008 / Vida Krug:
Wally Bruns motioned for board approval
Jim Powers 2nd the motion.
Vote taken / Yea – 6 Nay - 0 / Motion carried
- IV. Presidents Comments / Andy Geryol:
Went over the transition meeting held with KLM on October 2nd, 2008. Present from KLM was Kim, Mark and Carolyn and all were present from the Forest Ridge Estates Board of Directors. KLM addressed the operations and costs involved with the association. The FRE board presented to KLM / Kim a list of questions / concerns and was able to establish some answers yet not all and have requested additional information from KLM since their meeting on Oct 2nd and hope to have answers to those questions by the next FRE homeowner meeting in November. Andy confirmed the FRE HOA is officially turned over to the FRE homeowners, including the bank account, which is now under signatory of this board. The homeowners present were assured that this board fully intends on working diligently to make this a smooth transition and that we do not want to appear that we are hiding anything yet the board wants to verify all the facts provided as accurate so when we do come to the homeowners we have the appropriate answers for any question that is asked of us and not provide inaccurate information. Also, the board will be looking for volunteers to help on committee's and will be seeking those out who signed the volunteer list. Andy did stress that fundamentally as a board we are committed to honor the covenants and by-laws and ensure that they are being met and the board will pursue to have conformity as we all agreed at the time our election.

V. KLM Meeting – October 2nd, 2008:

- Vice-President Report / Wally Bruns:

Reviewed the HOA blue prints provided by KLM. The review resulted in additional questions of who is responsible for the storm-water management, lighting, roads, berms, etc (Village vs. FRE HOA). Due to the uncertainties a meeting has been scheduled with the Spring Grove Village President, Mr. Eisenberg on Oct 23, 2008 in hopes it will provide the board with a better understanding of what is required. Wally made contact in the last month with the Spring Grove Village Building Inspector, Mac and has been given reassurance that “No building permits will be granted without a written authorization letter from the FRE HOA approving such installation”. Wally also spoke to the Public Works Manager about the FRE HOA roads, storm-management, lights, etc and was told that an inspection would be completed to ensure everything was in compliance. If any items were found defective, a work order would be issued to repair the defects. Wally since this meeting has confirmed the Village, in fact performed an inspection. However, at this point he has no further information to provide regarding the inspection status and will pursue further.

- Treasurer Report / Jim Powers:

Carolyn Bushing / Business Manager for KLM turned over all the financial affairs of the association at which time Jim placed them in a Excel format using the information provided by Carolyn, Spring Grove bank statements and billing receipts and was able to balance the books which showed a cash flow carry over as of Oct 20, 2008 in the amount of \$18,721.55. The majority of costs based on the preliminary review indicated landscaping draws 85-90% of the dollars collected from the dues. There was a concern that the present FRE HOA insurance policy for liability is only \$1M and found that the Village requires \$2M. Jim advised he is now seeking pricing from the present carrier and other carriers for pricing to raise the amount to \$2M as required and will provide further information to the board upon completion. The review also showed that the FRE HOA has four (4) delinquent homeowners past due from 2008 in which a letter will be mailed to those homeowners thru certified mail requesting payment. Jim did have a concern in regards to cash flow for unexpected expenses for repairs (ex: sprinkler system, electrical, etc) and asked that the board consider for review allocating money from the yearly dues collected to be set aside for future unexpected expenses – Andy indicated he would like to see a separate bank account opened and have it strictly specified for future expenses in hope that the present / future boards will have no need to request from the FRE homeowners (Ex: \$20K) emergency assessment on top of the yearly due’s assessed. Jim will work up the estimated budget for 2009 based on the 2008 figures and will present to the board upon completion.

- Director Comments / Landscaping / Todd Ippen:

Todd meet with KLM / Mark to go over the mechanicals for the well, sprinkler system, lighting, etc and found the process to be very simple. All keys to these items except the sprinkler system have been given to Todd. KLM will have Breezy Hill shut down the system and once completed the keys will be turned over. Todd will start seeking out landscapers to bid for landscaping in 2009 and did state that KLM did highly recommend Genesis. Lisa Moeller suggested that bids mailed to landscaping contractors include the warranty time frame for replacement of dead foliage (trees, bushes, etc) planted or replaced during the year by the landscape contractor.

VI. New Business

Andy requested a working meeting be scheduled for Wednesday, October 22, 2008 – everyone was in agreement to meet at the Richmond Township Offices at 7:00 p.m.

VII. Public Comments:

- Berms – Homeowner made a request into possibly look into installing a under ground sprinkling system at the back entrance way and berms as installed at the front entrance - Andy explained that once the FRE board has a grip to what we are dealing with in regards to expenses the subject can be looked at down the road. If all the homeowners agree at that time the board can establish monies to be set- aside for this specific project.
- Multi-Septic Fields – Homeowner asked about the grass cutting of the multi-septic fields. His son was retained by KLM to cut each week and wanted to know if status quo would remain – Andy explained that we are now in the process of confirming the legal rights of the FRE HOA to maintain these areas. It is believed that at the time of the KLM closing of the home an agreement was signed that each party was responsible to maintain their deeded shared septic area. Since the board does not have privy to these documents due to confidentiality we are now attempting to confirm the FRE obligation so the appropriate decision can be made.
- Violations / Fences, Landscaping, etc – Homeowner asked what the board is doing to resolve - Andy acknowledge and assured everyone that the board is working thru the process to address the violations yet at this time he would like to refrain from making any further comments until the board completes their due diligence to what has been done to date to address.

- Control Burns - Homeowner requested clarification to whether the board was required to do yearly burns that maybe required by the Village of Spring Grove and McHenry County - Andy responded that this will be one of the issues / concerns that will be addressed at the meeting Andy and Wally will have with Spring Grove Village, Mayor Eisenberg.
- Final Comments - Andy assured everyone in attendance that the board will listen to “all suggestions and concerns” from the homeowners yet in order to proceed efficiently at the monthly meetings it is asked that a written request be mailed to the FRE board and/or you may contact Andy Geryol. The request must be received 10 days prior to the monthly meeting date to ensure consideration to be added to the agenda. The board will always do what it can to ensure that the homeowner can be presented at the next meeting yet due to time constraints of the agenda for the month we may ask that it be addressed at the following months meeting.

VIII. Adjournment:

Andy Geryol motioned to adjourn the meeting at 8:35 p.m.

Wally Bruns 2nd the motion.

Yea – 6 Nay - 0 / Motion carried