

Forest Ridge Estates Homeowners Association
P.O. Box 835
Spring Grove, Illinois 60081-0835
Monday, November 16, 2008

Board Meeting Minutes

- I. Call to Order - 7:00 p.m.
- II. Roll Call: Wally Bruns, Todd Ippen, Vida Krug, Jim Powers, Rich Quinn
- III. Approval of Minutes / October 19, 2009: Vida motioned to approve, Wally Bruns 2nd the motion – Vote Taken: Yea: 4 Ney: 0
- IV. Presidents Report:
 - No Fence Vote passed as follows: 93 ballots mailed, 52 returned, 29 Yes, 23 No, 41 ballots not returned and will be counted as yes vote for no fences ... motion carried.
 - The new no fence amendment will be filed with McHenry County and once filed will post to the FRE website for all to view. Letter to be mailed in the next several weeks explaining the vote results and to address comments on the ballots submitted.
 - Exhibits B & C: Now pending approval from the Village of Spring Grove at their next board meeting, November 17, 209 to allow the removal from the FRE Covenants.
 - Mack Sherman is no longer with the Village of Spring Grove.
 - SSA Issues: Attorney Robin Perry will be requesting from the Village of Spring Grove a mutual agreement for liability. Does not feel the homeowners should be fully liable for the storm water management system in FRE.
- V. Vice-President Report:
 - Website up and running. The site can be viewed at my@forestridge.org.
 - Board minutes, FRE budget, ARC forms, etc have now been posted to the site for all to view. Request that all homeowners go to the website and provide their email addresses so the board can communicate to the homeowners.
 - Website will save on costs of coping and mailing.
- VI. Treasurers Report:
 - Bank Balance as of 11-16-09: \$25,244.66
 - Expenses / Approval:
 - i. Com Ed / 11-09: \$37.01
 - ii. JBT Landscaping / Nov 09: \$1,000.00
 - iii. Norton Group/ 50% deposit; replacement 3 trees Clark Rd berms
 - iv. Norton Group/ \$500; balance; replacement 3 trees Clark Rd berms
 - v. Attorney Robin L. Perry / Nov 09: \$93.75

Vida Krug motioned for approval, Wally Bruns 2nd the motion - Vote Taken: Yea – 4 Nay – 0

VII. Landscape Report / Berms:

- Blue Spruce Evergreens have been replaced and mulched.
- Fall clean-up completed at the front entrance.
- Landscape Bids / 2 year contract: Will start process for the 2010 – 2011 season.
- Wally asked that the cost to apply weed killer on the septic lots be included.

VIII. ARC Report : No open approvals at this time

IX. New Business: No new business

X. Old Business:

- Covenants: Jim, Vida and Wally are meeting weekly to work on the FRE covenant revisions which should be completed for homeowner review / vote early 2010. A special meeting will be called at the State Bank of the Lakes. There will be an open forum allowing the homeowners to ask any questions about any changes being proposed and once completed a vote will be taken for approval.
- Dog Run / 3824 Redwood Ct: Vida inquired to whether the homeowner has begun the tear down and install of the new dog run per the covenants guidelines. Rich indicated he did not know if the work has begun and that the homeowner has till the end of November to do so.

XI. Comments:

- There was a concern with the elimination of Exhibits B & C that the homeowners would still have the obligation for the storm water management as written in the covenants. Wally indicated that the board is addressing this with the village in hopes they will accept some liability as well.
- Todd asked Wally if Richard Areseneau / Richmond Snowmobile President had made contact with him to walk the North Solon Rd trail to ensure safety around the catch basins and to see how the trail would be marked. Wally indicated he had not heard from Richard and would call and set up a time to do so.

XII. Adjournment: James Powers motioned to adjourn at 7:27 p.m., Todd Ippen 2nd the motion
Vote Take: Yea: 4 Nay - 0

XIII. Executive Session / Legal Matters: None

XIV. Adjournment: