

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

**Monday, December 15, 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 November 17, 2008 / Vida Krug:
Rich Quinn motioned for board approval
James Powers 2nd the motion.
Vote taken / Yea – 6 Nay - 0 / Motion carried
- IV. Officers / Director Reports:
 - Presidents Comments / Andy Geryol:

Andy and Wally meet with the Village Clerk and Building Inspector on November 17, 2008 at which time a list of questions and concerns regarding the covenants and maintenance issues required by the FRE HOA. The Village was very receptive to the concerns brought to them and agreed to address the list of questions and would respond back via letter to Andy. The Village responded back to the initial questions on December 03, 2008 which further caused confusion to exactly what the responsibilities of the FRE HOA is in regards to storm water management, pipes running under the roads, burns required, etc. Andy indicated as an example to the confusion that we as a homeowners association should not be held responsible for pipes running under the streets of our HOA and that this he would think would be a Village responsibility yet again this has to be further addressed with the Village. Andy sited that this kind of repair could run into the thousands of dollars that this HOA does not have and this may a reason if it does come to pass that we are responsible that we may want to look at the silent SSA that the Village of Spring Grove has established for these specific kind of issues yet again, further research and answers in this area needs to be completed before the board can decided how to proceed yet feels this could continue for another 2 – 6 months before we have solid answers from the Village and at that time we will inform all the homeowners to the findings. Another meeting has been schedule for December 16, 2008 with the Village Engineer and Village Attorney to go over the additional concerns and will advise at the next board meeting to what transpired.

- Vice-President Report / Wally Bruns:
 Wally stated that Andy pretty much addressed a lot of what transpired at the meeting with the Village representatives. Wally did express concerns based on the village response to why the FRE HOA would be responsible for the dredging of the retention pond every 15 to 20 years, we are also being told that we are required to adjust the manhole rims which over time sinks. Also, the swales that divert water here and there also need to be maintained and would like to know what the specific requirements for these maintenance issues would be. Wally than discussed Out-Lots A & B, lot 8-9-10-27-28-29-30-31 and again, per the Village the FRE HOA is required to maintain the area by completing control burns every 2 –3 years to remove certain weeds, vegetation and buckthorns growing that endanger the vegetation that is good for the area. Wally was not sure how the Corp of Engineers comes into play yet we as a board do not have the knowledge required to know what should or should not be removed and that the expense of doing the control burn and maintaining the swales on these lots for water drainage could run into the thousand of dollars should there be a need to hire experts in this field. A homeowner indicated they have lived here for 4 years and as far as they know this burn was never completed by KLM, Andy confirmed that KLM did not do any burns. Wally stressed that the Village has agreed to hold the bond money KLM has in escrow with the Village for release in March 2009. A complete walk thru of the subdivision with KLM will be required to ensure all work has been completed as per the bond requirements before any funds will be released. The Village also has agreed to notify Wally to the date this will happen to ensure a FRE board member is present. Andy further stated to everyone in attendance that every thing is being done to make sure that no expenses will be passed on to the HOA that should be the responsibility of KLM.
- Treasurer Report / Jim Powers:
 Cash on Hand as of December 15, 2008 \$14,360.13
2008 HOA Dues / Recovery Efforts:
 1 - Foreclosure / Lot 58: Indy Mac Bank / Receivership
 Jim is now working to make contact and attempt to recover the dues.
 As of now it appears this will be a loss – bad debt.
 1 – Foreclosure / Lot 101: Wells Fargo Bank
 Recovered \$360.00 includes interest assessed.
 1 – Lien maybe required / No response to certified letters.
 Recovery unlikely till property is sold
Expenses requesting approval from the Board:
 AJ Premier Printing \$280.00 – FRE HOA Letterhead
 Andy Geryol \$33.80 – FRE HOA mailings
 Wally Bruns motioned for board approval
 Rich Quinn 2nd motion
 Vote taken / Yea – 6 Nay - 0 / Motion carried

- Director Comments / Landscaping / Todd Ippen:
Todd has agreed to prepare an outline of the RFP in regards to the bidding process for landscaping work in 2009. The draft will be ready for review by the next board meeting on January 15, 2008. Homeowner at this time asked if Genesis II would be included in the bidding process? Todd responded yes, yet it is important that the board seek out other landscapers to participate in the bidding process, this is only fair and also ensures the HOA is being priced fairly for the work we request be completed. Todd ask that should any homeowner who has a landscaper that they would like the board to pursue in the bidding process to contact Todd and let him know and he will make sure they are included in the bidding process in early spring.
Andy advised Todd that he and Wally should have some clarification after their meeting with the Village on the blue prints provided by KLM to ensure Todd will have a clear understanding as well as those he will be contacting to ensure everyone has a clear understanding of the real scope of these areas in the bidding process.
- Director Comments / Architectural / Rich Quinn
Rich presented to the board a preliminary ARC approval form for all homeowners to submit to the ARC for work as listed. Rich also secured from the Village the permit requirements so the ARC can conform to what is required by the Village. In regards to new construction in the HOA Rich has on file the various designs of homes KLM has built in the area to ensure conformity within the association. Rich did mention that there are 7 KLM lots available for sale. Lisa expressed concern that we as a board want to be careful not to *discourage* homeowner property improvements by making approvals so difficult within covenant guidelines. Home improvements bring property values up for all. Too many rules and regulations not required will only alienate the homeowner. Andy addressed that Rich's ARC form was based on guidelines set forth in the FRE covenants as well trying to work within the Village permit requirements. Homeowner addressed the illegal fence installed which Vida responded that this was an issue prior to the board taking over from KLM and that the Village of Spring Grove is aware and addressing the removal. Homeowner asked how this happened if they need approvals, Andy explained that KLM denied the request and that no permit application had been submitted to the Village of Spring Grove for approval which was required and assured the homeowner that the Village is fully aware that we are now a working HOA and that no permits will be granted within the HOA unless a letter is attached to the application showing approval from the ARC & Board. Todd at this time suggested we table the approval of the ARC form and that we may want to consider having a working meeting to discuss further, the board agreed to table this matter to a later date.

V: New Business:

Approval of 2009 Budget: Andy at this time opened discussion in regards to the 2009 budget that was sent to all homeowners in the November FRE HOA mailing to review the budget proposed. No homeowner had objections to the 2009 Budget. Andy motioned to approve the 2009 FRE HOA Budget
Yea: 15 Nays: 0 (9 Homeowners / 7 Board Members)

Vida at this time asked that everyone in attendance to sign-in for tonight's meeting if not already done so a permanent record will be on file of those homeowners in attendance who voted on the 2009 Budget.

Association Attorney: Andy had spoken to several attorneys in the area and after further review made a recommendation to the board to schedule a meeting with Attorney Neil Anderson, which has been completed. Mr. Anderson charges \$275.00 per hour for his services rendered and will not work on retainer. Mr. Anderson would prefer to avoid actions initiated by a HOA and in these cases would refer the board to an attorney in the area who specializes in the field required. There was discussion in regard to a conflict of interest with KLM, which Mr. Anderson indicated he presently does no work for KLM and should any conflict occur, the board would be notified of such conflict, yet he does not foresee this to be an issue. After further discussion the board agreed to use Mr. Anderson as the FRE HOA attorney on a as need basis.

Snowmobiles: Andy explained that he had been contacted by several homeowners as well as Vida in regards to the notice the FRE board enclosed in the budget mailing in November and it appears that some homeowners believe the guidelines in regards to operating snowmobiles on village roads is different than what was communicated. Two homeowners provided to the board a copy of the Spring Grove Village ordinance that indicated differently from what the board was told. Andy explained that he is at a lost since everyone seems to have different opinion and indicated prior to the flyer being mailed contact was made with the Spring Grove Police department as well as discussions with Mayor Eisenberg and upon the call from the homeowners again contact was made for the 2nd time with the Spring Grove Police department to confirm what was told to us was in fact accurate and again was told yes. Andy stressed that he wanted to clarify that this board never intended this to be malicious and used the information given. After lengthy discussion it was decide to table this to the next board meeting to allow Andy and Wally for a 3rd time to address this at their next meeting with the Village on December 16, 2008 and will report to the board and homeowners to what was concluded.

VIII. Adjournment:

Wally Bruns motioned to adjourn the meeting at 8:36 p.m.

Vida Krug 2nd the motion.

Yea – 6 Nay - 0 / Motion carried