

**Forest Ridge Estates Homeowners Association**  
**P.O. Box 835**  
**Spring Grove, Illinois 60081-0835**

**Board Minutes**  
**February 15, 2010**

- I. Call to Order -7:00 p.m.
- II. Roll Call: Wally Bruns, Vida Krug, Jim Powers, Rich Quinn, Todd Ippen
- III. Approval of Minutes / January 18, 2010: Jim motioned for approval, Rich 2<sup>nd</sup> the motion, Vote Taken: Yea: 4 Nay: 0 – Motion Carried
- IV. Presidents Report:
  - Wally reported that he has reached out to Commonwealth Edison and spoke with Dean Brewer and Stu Miller at the Rockford Central office. It has been found that there are 2-3 lines in Spring Grove which FRE & Scott Forge share the same lines. Generally, a factory as large as Scott Forge should have its own feeder line and not be shared with FRE. Wally advised in order for Commonwealth Edison to address the concerns and substantiate a correction, homeowners should call 1-800-Edison-1 and request they enter a work order for any outages or dimming of lights. The more complaints received will result in more action to resolve.
  - Wally reports that the revisions being suggested for the FRE Covenants are ready for review and he will be emailing a copy to Attorney Robin Perry for review no later than March 16, 2010.
  - No Fence Amendment has been registered with McHenry County.
  - Wally is now in the process of reviewing the FRE Sewer blue print drawings and doing a take-off identifying all manholes & equipment and their location in relation to the easements, streets, and on homeowners private property.

Treasurers Report: Jim reported the following:

- a. Book Balance as of 02-18-10: \$22,232.62
- b. Expenses / Approval:
  - i. Com Ed: \$40.53
  - ii. JBT Landscaping: \$1,000.00
  - iii. Envelopes / Election Mailing – Vida : \$32.08
  - iv. Copying / Election Material – Rich: \$18.00
  - v. Postage / Election Mailing – Rich: \$44.00
  - vi. Document Copies – Wally: \$17.20
  - vii. Recording Fee / No Fence – Wally: \$52.00
  - viii. Postage – Jim: \$5.54

Vida motioned for approval, Wally 2<sup>nd</sup> the motion / Vote Taken: Yea: 4 Nay: 0  
Motion Carried.

- c. 2010 HOA Assessment: Jim reported that the language on the 2009 Dues Notice has been removed and Vida was now in the process of preparing the 2010 Dues Notice for mailing. Vida indicated that the notices have been updated for 2010. Templates have been created for each homeowner (83) which will require, for future mailing, only a change of the dues notice year and allow the name to be updated should a home be sold. Vida also reported that she has completed the printing of the dues notice and the envelopes for mailing. Since Jim will be out of town, Vida will ensure the mailing and delivery of the 2010 Dues Notice on March 1, 2010. Jim indicated all dues need to be paid on or before April 1, 2010 and indicated that he did not foresee any issues as all dues were paid in 2009 and anticipates the same for 2010 dues.
  
- V. Landscape Report: Todd indicated that the Annual Election will be held on March 17<sup>th</sup> @ 6:00 p.m. at the State Bank of the Lakes. It was also reported Rich is now in the process of having the nominee forms printed up by the printer for mailing.
  
- VI. ARC Report: Rich had nothing to report at this time.
  
- VII. New Business: Vida informed the board that the HOA has received the updated Certificate of Liability Insurance for the 2010 Landscaping from JBT Landscaping. Copy was given to Todd for his files and the original copy was placed in FRE Declaration binder for future reference.
  
- VIII. Old Business:
  - a. Covenant Revisions - See Presidents Report
  - b. Attorney Robin Perry / Storm Water Management System - See Presidents Report
  
- IX. Public Comments: None
  
- X. Adjournment: Rich motioned to end the meeting at 7:38 p.m., Vida 2<sup>nd</sup> the motion: Vote Taken: Yea: 4 Nay: 0 – Motion Carried.