

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

**Monday, March 16, 2009
Board Meeting - Richmond Township Offices**

- I. Call to Order – Andy called the board meeting to order at 7:45
- II. Roll Call: Andy Geryol, Wally Bruns, Vida Krug, James Powers, Rich Quinn, Todd Ippen and Lisa Moeller / All Present
- III. Board Minutes February 16, 2009 / Approval:
Wally Bruns motioned for approval
James Powers 2nd the motion
Vote Taken: Yea 6 Nay: 0
Motion Carried
- IV. Presidents Report:
Andy commented on the Village response in a letter received March 6, 2009 on the concerns raised in regards to the maintenance, storm water management and the roads.
 1. To ease maintenance concerns, the Village commented on entering an agreement with FRE HOA to have Smith Engineering conduct an on-site inspection. Yet, until Andy and Wally can meet with the Village it is unclear exactly what they intended by this statement since utilizing Smith going-forward to help identify contractors and offer inspections services leaves both the cost and the entire scope of the maintenance program with the HOA. It appears from the Village response that they are not favorably viewing the comments made in our letter dated February 23, 2009.
 2. The fact that the Village has accepted the roadways subject to an \$11M cash escrow and released the last of the performance bonds makes an on-site inspection of the storm water all that more important.
 3. The Village appears to be willing to reduce the insurance coverage down to \$1M, yet as a board we need to consider that as an acceptable limit for Association coverage as well. Present coverage is now \$2M.
 4. We are presently waiting for the Villages rewrites of the FRE covenants to know what our next step will be. If a re-write is deemed acceptable, there will be a need to have homeowner approval before going back to the Village and that the overall tone of the letter does suggest that our arguments calling for modification of these maintenance standards is not making much headway, yet as we progress the board will continue to inform the homeowners.

V. Treasurer's Report:

Jim explained that receipts as of 03-16-09 for the 2009 dues calculates to 21 out of 83 homeowners have paid to date = 25%.

- Bank Balance as of 03-16-09, \$19,982.31
- Invoice Approval:
Com Ed: \$27.08
Vida / Office Supplies: \$167.52
Andy / Postage: \$33.60
Rich Quinn motioned for approval
Wally Bruns 2nd the motion
Vote Taken: Yea: 6 Nay 0
Motion Carried

VI. Old Business / Tabled:

- Architectural Guidelines / Letter:
Rich presented to the board the final draft of the ARC request that each homeowner would need to complete and present to the ARC for approval. It was also stated Rich spoke with Mack Sherman at the Village and it appears Mack has requested that the ARC approval form be attached to the permit paperwork the homeowner has to submit for "all" work to be completed on the outside the home. Without the ARC approval the permit will not be granted. Rich also requested that the board have a motion to approve the final ARC approval form at tonight's meeting since he is aware of several requests that would be coming thru for fences. There was discussion in regards to Mack's request and the need yet it was agreed that we would proceed with the form as written and will watch to see how the procedure works and if changes are needed we will address at that time.
Jim Powers motioned for approval
Wally Bruns 2nd the motion
Vote Taken: Yea: 6 Nay 0
Motion Carried

- Landscape Bids:

Todd explained eight (8) 2009 landscaping bids had been mailed and out of eight (8) we received six (6) responses ranging from \$12K to \$24K and after discussions with the board Todd was authorized to go back to JBT Landscaping and offer the 2009 landscaping contract, yet was asked to clarify certain concerns raised in regards to insurance coverage, time frame to resolve concerns, and requesting a window to cancel the contract if the HOA was unhappy with the services. Todd contacted JBT prior to tonight's meeting and was assured that anytime the FRE HOA wishes to cancel the contract all that would be needed is a phone call. They did request that they be allowed to correct the issue first which was agreed. Also JBT provide insurance documents verifying coverage.

Todd stated after further discussion with JBT he is requesting board approval to retain the services of JBT for the 2009 Landscaping season.

Vida Krug motioned for approval

Wally Bruns 2nd the motion

Vote Taken: Yea: 6 Nay: 0

Motion Carried

Todd also informed the board he is now drafting a letter to the homeowners on the Multi-Septic fields requesting permission to JBT to enter and mow these areas and will keep the board informed.

Homeowners in attendance inquired who would incur the cost and felt they should not be paid out of their association dues since the Multi-Septic fields are privately owned. After much discussions Andy explained that these area had not always been maintained last year and it was felt that it would be to the best interest of all in the association to maintain the areas for the 2009 Landscaping season and would be reviewed on a yearly basis.

- Out Lot A:

Andy asked that we table the matter in regards to whether the association wants to take this area over and be responsible for the maintenance. It was stated that we have the option to quick claim the deed back to KLM if we find it is not to the best interest to take this area over after the completion of the Village review of maintenance responsibilities required by the HOA.

- Snowmobiles, ATV's, Combines etc:
Mike Grenning presented to the board preliminary draft, indicating that with the help of Rich Jacobson and Jeff Labelle they feel they have come up with an acceptable guideline that the association can work from. Mike stated that they also spoke to the President of the Snowmobile Assoc / McHenry County for his insight as well as worked from the ordinances in place within the Village of Spring Grove and asked for board review and approval. Todd suggested the matter be table the matter at this time. Andy asked Mike if he had any issue with tabling the discussion to allow the board time to review. Mike indicated he understood and would be happy to allow the board to table to a future meeting for discussion.

VII. Public Comments:

- Homeowner – no written requests received

VIII. Adjournment:

Lisa Moeller motioned to adjourn the meeting at 9:10 p.m.

Wally Bruns 2nd the motion

Vote Taken: Yea: 6 Nay: 0

Motion Carried