

FOREST RIDGE HOMEOWNERS ASSOCIATION
ANNUAL BOARD OF DIRECTORS MEETING
MARCH 21, 2016
MINUTES

Call to order - 6:30 p.m.

Roll call - Present: Karen Bruns, Kathy Toben, Al Siblik, Jean Walrack

Approval of the Minutes - Karen stated that the minutes have been read. Al motioned to approve the minutes of March 16, 2015 Jean seconded the motion.

President's Report -

- Karen stated that letters were sent to homeowners announcing that the election was postponed til the June 20, 2016 meeting.
- It was also stated that the nomination forms were included with the letter
- The Arc Director and Director at Large will perform their duties until the election
- There are still 2 uncollected leans plus the Perez lean

Vice President Report - None. Position vacant

Treasurer's Report -

- One check not deposited on report ending December 31, 2015 to Mc Henry County Recorder in the amount of \$100.00. Karen stated it will be cashed shortly
- Rich Le Cropane questioned an amount on the first page of the Profit and Loss Statement as a over budget by \$660.67 and was told to look at the last page which indicates the we were under budget by \$3,691.91
- Kathy explained the General Ledger expenses
- Al made a motion to approve the Profit and Loss Detail from 2015 and Jean seconded the motion. Al commended Kathy for a job well done. The motion was carried

ARC / Landscape Director Report -

- Sprinkler Repairs / Landscape Maintenance
 - Monitored and approved roofing and siding replacements for 3 homes & requested Pro Roofing & Exteriors not return to our subdivision
 - Clark Road signs repainted (Thanks to Jean Walrack)
 - New Electrical outlets on both sides of Clark Rd entrance (Thanks to Dave Baker)
 - Landscape lights repaired & relocated at Clark Rd entrance (Thanks to Steve Rybinsk)
 - New RPZ (Backflow Preventer) installed on sprinkler system
 - Revised , rewrote RFP's & requests sent for new landscape contract to 6 area landscapers for April 1
 - Boulder/tree trunk & post removed from North Solon Rd berm
 - Organized new landscape layout for Clark Rd. entrance (Thanks to Jean Walrack)
- SWS Maintenance & Pond
 - Established SWS Work Plan from 2012 Varga Report - Authored RFP's for work from 2 local contractors - obtained Village of Spring Grove approval for this Phase 1 - (Did not require increase in HOA dues formwork to be done) (Approval scheduled for March 21, 2016)

- Cypress Drive SWS Pond - Lake & Pond Solutions — Our 2016 management budget includes a combination of scheduled visits, water sampling & treatments to continue the restoration of the SW pond requirements
- 2015 shoreline treatments have progressed in eliminating cat tails & foreign growth with seeing most of the satellite willow growth affected in the mowed portion of the shoreline. Controlled growth on the pond of spotty algae, curly-leaf pondweed, & coon tail. Many positive comments from HOA members on the improved condition of the pond
- Cypress Drive “Dry Hydrant Landscape” completed & has been added to the FRHOA proposal for weekly maintenance & upkeep. (Included in new landscape contract for 2016-2018)

Kathy Toben brought up a “thank you” to Steve Walrack and Al said maybe a sign could be erected.

Old Business - Rich Lecropane brought up that he sent a letter to Perez on March 20, 2015 when he was Secretary. He wanted to know if we are charging him interest for this period of nonpayment. Karen stated that she put “plus interest” on the lien. The method of interest charged was discussed. Whether it should be 8 % or 800 basis points over prime at J P Morgan as stated in the bylaws. Karen said she would consult with Jim Springer to see what he charged when he was Treasurer. Rich asked Karen if there was a file and she said yes but she doesn’t have it. Kathy said she will look for it. Rich asked to see it when it’s located. There was a discussion about other liens pending. It was determined that there are three dues liens (Arnold, Perez and Miller) and one violation lien (Perez). Rich asked about the illegally parked van on Sequoia. It was stated that a letter was sent, but there was no followup. Rich suggested that a lien schedule be made to keep track of those pending. Kathy Toben said that information will now be readily available now that she is using Quick Book.

Adjournment - Al Siblik motioned to adjourn and Jean Walrack second the motion at 7:03 p.m.