

# **Forest Ridge Estates Homeowners Association**

## **Minutes of Monthly Meeting**

**May 17, 2010**

Call to order: 7:02 pm

Roll call: Wally Bruns, Rich Quinn, Tom Straley, Jim Powers. Todd Ippen absent.

Approval of Minutes: Wally asked for a motion to approve the April Monthly Meeting Minutes. Rich moved, Tom 2<sup>nd</sup>. Motion approved unanimously.

President's Report: Wally stated he was still waiting on a reply from the village concerning our revised covenant proposal.

Vice-president's Report: See landscape report.

Treasurer's Report: Jim reported a balance after expenditures of \$41,041.73.

Bills submitted were:

-JBT Enterprises May invoice \$1100.00

-ComEd May statement \$37.51

-Jim Powers out of pocket reimbursement \$58.66

He stated that eight homeowners were sent past due invoices requesting payment in full by June 1<sup>st</sup>. He suggested that the Board add Rich Quinn and Tom Straley as check signers to the HOA DDA to conduct business when the president or treasurer were unavailable. Rich felt that was more than necessary. Jim made a motion to add Tom Straley as a check signer, Rich 2<sup>nd</sup>, motion approved. Tom will go to the State Bank of the Lakes to get his signature added.

Landscape Report: Todd had reported that flowers had been planted at the entrance, JBT had sprayed weed killer on septic lots, and that burned out entrance lights will be addressed next month.

ARC Report: None.

Old Business: None

New Business: Wally stated that he was going to the village to pressure KLM to mow their lots. The homeowner on Magnolia with the weed problem had mowed their yard within the last two days. Rich said that the out of order situations regarding motor homes and trailers had been addressed. Jim stated his concern about parking commercial vehicles in plain sight. Several homeowners requested a speedup in updating Article 26.

Public Comments:

-Jean Walrack mentioned that ComEd had put a monitor on for checking voltage fluctuations and that two more feeds were still to be installed. The consensus of the homeowners present was that the problem was getting better but has not been fully resolved. Wally stated that it was up to ICC, Scott Forge, and ComEd to negotiate a resolution.

-Shawn Goodrich said that he moved in last July and had not been given a copy of the covenants. Tom Straley will get him a copy.

-The homeowners were reminded that they could view meeting minutes on our website.

-Mike Grenning suggested a two letter approach might be more appropriate for late HOA fees. Jim explained that the 60 day notice covered that issue, but a softening of the verbiage might be in order. Jan Pletz suggested an indemnification clause or a contact person and phone number could be added. Jim will address the issue.

-Vida suggested we put our account balance in a money market account. Jim said we were making more now than a money market account would offer. He will monitor this on an ongoing basis and change accounts when applicable.

-Mike Grennin requested to view the proposed covenants. Wally said he will follow up on this.

-Richard Jacobsen introduced Patricia O’Niel, our tax assessor, who urged us all to sign and return the letters she had sent to homeowners proposing a property tax reduction of 6% of sales price and 8% of land value. She also told us we would receive another letter offering a new multiplier to compare with previous stipulations.

Adjournment: Wally asked for a motion to adjourn the meeting. Jim made a motion to adjourn, Rich 2<sup>nd</sup>, motion approved unanimously. Meeting was adjourned at 8:15pm.

