

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

**Monday, June 15, 2009
Board Meeting - Richmond Township Offices**

- I. Call to Order – Andy called the meeting to order at 7:00 p.m.
- II. Roll Call: Present: Andy Geryol, Wally Bruns, Vida Krug, Rich Quinn, Todd Ippen, Jim Powers
- III. Board Minutes May 18, 2009:
Jim Powers motioned for approval
Wally Bruns 2nd the motion
Vote Taken: Yea 5 Nay: 0
Motion Carried
- IV. Presidents Report:
Andy discussed his frustrations with the Village of Spring Grove's position in regards to the FRE home owner is being held responsible for repairs needed to the storm water management system. These items can be found in Exhibit B & C which the village has agreed to release the FRE HOA from Exhibit B, yet the talks in regards to Exhibit C appear to have concluded, at least in the opinion of the village. Therefore, it would appear that the village stands by the fact that all FRE Homeowners agreed to maintenance obligations when their home was purchased and there's no incentive for the village to concede this. Therefore, it appears the options now open are as follows:
 - 1.) Village handles all repairs and its costs thru Silent SSA.
 - 2.) The HOA accumulates, funds, through the annual due assessment, likely based on an engineering study focusing on the service life of the systems components, and contracts and pays for the repairs needed.
 - 3.) Same as (2) expect have village do repairs and we pay the village.

V. Vice-Presidents Report:

Wally has reached out to Linda Ballick at the Conservancy and Mr. Seiler at the McHenry County Conservation District in regards to releasing the land (Out Lot A) to either conservation department. Some of the concerns Wally came away with after speaking to the parties was:

- 1.) Access road to enter the property (Out Lot A), there is none
- 2.) Would that mean the easement from Forest Ridge Drive to Out Lot A would be the area to enter the property which would have people walking behind the homes of Magnolia Dr which could result in trespassers coming onto private property.
- 3.) Finally, "All" residents in McHenry County would be allowed to use this area to take walks, camp, etc and not sure that is something we would want.

Wally will continue to pursue the various entities and will report back to the board, yet he did express concerns to whether the conservation departments would want Out Lot A and will work to confirm the conservations position.

VI. Treasurer's Report:

1. Bank Balance as of 06-22-09 was \$34,380.95

2. Approval / Expenses:

- Com Ed: \$32.72
- Landscape Maintenance 06/09: JBT \$1,000.00
- Postage Reimbursement – Andy Geryol \$70.09
- Postage Reimbursement – Rich Quinn \$27.70
- Landscaping Lightening – Steve Rybinski \$42.58
- Office Supplies - Vida Krug \$151.88
- Paradigm Web Development / Website – Lee Roesner \$250.00

Vida Krug Motioned to approve

Wally Bruns 2nd the motion

Vote Taken: Yea – 5 Ney – 0

Motion Carried

Jim advised all in attendance that the 2009 dues have been paid in full with the exception of one home going thru foreclosure now. Everyone in attendance was quite pleased with the results and expressed such.

Jim passed out a draft of a fine letter he created for those homeowners who choose refuse to confirm to the covenants in regards to trailers, boats, etc being stored on one's property. After much discussion by board and those homeowners who had concerns about making sure all homeowners are notified prior to enforcement, Todd asked that approval of the fine letter be tabled at this time for further discussion which the board agreed and tabled the matter until legal counsel could review and provide an opinion.

VII. New Business:

- Landscaping: Todd Ippen reported the following:

- 1.) 8 sprinkler heads needed replacing @ \$15.00 each which was completed.
- 2.) Installed the Rain Sensor which will allow the sprinkler system to shut down the system when it rains outside.
- 3.) JBT will be replacing the mulch around the common areas, front / back entrance ways and should be completed by the next board meeting.
- 4.) 4.) Forest Ridge Website is up and running and expects that by the next board meeting Lee should have it ready so the board will be able to notify homeowners it is now available for all to use.
- 5.) Todd will also reach out to Chief Rich Tobias about the area in front of the pond and to what their intentions are to improve the conditions. .

- ARC Report: Rich Quinn reported the following:

- 1.) Violation Letters were successful and all violations have been corrected.
- 2.) Fence Ballots was discussed and that we need to conclude the vote as soon as possible as we have two (2) homeowners looking for fence approval

Andy explained to everyone, that the 1st ballots verbiage was incorrect as the ARC will not be responsible for installing fences as was indicated on the ballot so the board had no choice but to rescind and start all over. It was agreed by all that the new ballot would need to be redone as soon as possible at which time Andy asked Rich if he would work on creating a new the new ballot and present to the board as soon as possible for review. Rich agreed.

At this point Thad Beversdorf acknowledged he was one of the homeowners Rich was speaking about and asked to take the floor, the board agreed and proceed to homeowner comments from here.

VIII. Public Comments:

- Homeowner Request: Thad Beversdorf explained why he feels it was to the best interest of all who live around his home and within Forest Ridge Estates to allow the aluminum fence to be installed around the perimeter of the pool being installed as he and his neighbors do not care for the fence the covenants govern, western red cedar fence. Todd explained the value it would create and provided various scenarios to support his position. Discussions between Thad, homeowners in attendance to the board the overall opinion was not the fence request itself was the covenants wording restricting the board to allow approval.

Andy explained to all that the board has been working on amending the covenants to allow certain additional types of fences to be installed within Forest Ridge Estates and had the error not occurred with the 1st ballot it might have served to resolve the situation for Thad. Andy stated that in order to accomplish any changes in the covenants requires 75% approval.

A homeowner in attendance asked what would happen if 75% was not accomplished, Andy explained then the covenants stand as written.

After further discussion, those in attendance were asked if anyone would be interested in forming a committee and that Rich Quinn / ARC Chairperson would head such committee to develop a fence ballot making the proposed changes to allow certain types of fences already installed, which KLM approved in violation of the covenants, to be approved. The following homeowners volunteered, Steve and Jean Walrack, Jan Pletz, Rich LaCropane, Karen Bruns and Tom Straley. Rich Quinn agreed to reach out to all and set up a time and place to meet to start the process in the next couple days.

Thad at this point was asked by the board whether he would consider the installing a temporary fence around the perimeter of the pool to allow the committee time to work on a fence ballot and to complete the vote? Thad was not receptive to this suggestion and responded he would need to re-evaluate the situation and that there was no guarantee what he will do, yet, a fence is required to open the pool and was not pleased that the board was being inflexible and not looking at the big picture and placing him in a position to install a fence of less value which will only upset his neighbors who do not care for the cedar fence and have expressed so.

Andy again explained to all, the board was voted in to enforce the FRE covenants and our hands are tied and assured all that the board will work with the ARC Fence Ballot committee to ensure the ballot is mailed as quickly as feasibly possible. It should be noted that anyone living in Forest Ridge Estates who should proceed without ARC and Board approval to install a fence not approved, leaves the board no choice but to proceed to enforce the covenants as written.

IX. Adjournment:

Rich Quinn motioned to adjourn the meeting at 9:00 p.m.

Wally Bruns 2nd the motion

Vote Taken: Yea: 5 Nay: 0

Motion Carried – Meeting Adjourned