

Forest Ridge Estates Homeowners Association  
P.O. Box 835  
Spring Grove, Illinois 60081-0835  
Monday, July 20, 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. Approval of Minutes / June 15, 2009:

Wally Bruns motioned for approval  
Jim Powers 2<sup>nd</sup> the motion  
Vote Taken: Yes – 5 Ney – 0  
Motion Carried

IV. Presidents Report:

Andy indicated that he did not have any comments this evening in regards to the proposed amendments and when available, will report at that time.

V. Vice-President Report:

a.) Out Lot A / McHenry County Land Conservatory

Wally contacted McHenry County Conservation District and was told in order have Out Lot A turned over to the conservation department, one of the requirements is that it would need public access for all who live in McHenry County to use. Wally explained that there was a concern to allow others from outside the FRE HOA using the area and should this be the case we may not want to consider the turnover. Yet, Wally would be looking into this further and will report back to the board.

A homeowner in attendance inquired why we would want to do this as they purchased their home which their backyard abuts to Outlot A due to the privacy it provided.

Wally explained that no decision has been made. The reason for the inquiry was at the suggestion by the Richmond Township Tax Assessor due to the burden that would fall upon the FRE HOA involving the maintenance as well as, insurance liability.

Andy interjected that should this be something this board would consider, there would be restrictions in place prior to any turnover and that the inquiry was to see if we could insulate ourselves from cost and risks.

VI. Treasurers Report:

a.) Bank Balance as of July 20, 2009: \$31,950.87

b.) Approval / Expenses:

- Landscape Maintenance 07-09 - JBT \$1,000.00
- Legal Retainer / Attorney Robin Perry: \$1,000.00
- Com Ed 07-09: \$30.15
- Richmond Township / Donation: \$100.00 (Senior Programs)
- Secretary of State / Register Agent: \$5.00 (Attorney Robin Perry)
- Postage / Copying Fence Letter / 1<sup>st</sup> Mailing: Andy Geryol \$35.20
- Copy Fence Letter: Andy Geryol \$12.33
- Postage / Fine Letter: Jim Powers: \$35.64
- Ballot Postage / Printing: Rich Quinn \$128.40
- Postage / Certified Letter / Violation: Rich Quinn: \$5.54
- Landscaping / Front Entrance Repairs: Steve Rybinski \$82.82
  - 1.) 2– Solenoid \$13.50 / each (Zone #3 & #6 needed to be replaced)
  - 2.) 6 – Spikes for the landscape lights \$8.40 / each (one needed to be replaced – picked up 5 spares)

Rich Quinn motioned for approval

Wally Bruns 2<sup>nd</sup> the motion

Vote Taken: Yes – 5 Ney – 0

Motion Approved

c.) Violations / Fine Letter:

Jim explained that fine letter was completed and reviewed by Attorney Robin Perry for homeowners who choose not to correct covenant violations in a timely manner such as, trailers, boats, etc. The fine letter has been approved for mailing which should go out to all homeowners shortly. The fine fee will be assessed at \$25.00 per day until the violation is corrected, and should the homeowner refuse payment, the property in violation would have a lien placed against it.

VII. New Business:

a.) Landscaping Report:

Todd reported that there was a concern of overgrowth by the homeowners who live on Sequoia whose homes backed up to the to the detention area. After going in and reviewing the area with JBT, the decision was to allow JBT Landscaping to mow, which has now been completed. Todd explained that the area will be mowed as needed and thought no more than several cuttings a year would be required.

Todd indicated that Steve Rybinski has been assisting in maintaining the lights at the front entrance with no cost for his services. The lights are now operating properly.

b.) ARC Report:

Rich advised that the homeowner who previously requested approval to install a shed in the rear of their yard, has now resubmitted the plans and has made the necessary changes the board requested upon the 1<sup>st</sup> review. Rich requested board approval to allow the shed to be constructed. After further discussion on the materials to be used and assurance the shed would conform to the homes outside exterior, as written in the FRE Covenants, the board gave approval to authorize the construction.

c.) Committee / Fence Ballot:

Rich reported that the fence ballots have now been mailed. The date of return to allow the vote to be accepted will be, August 18, 2009. At this time Rich thanked the fence ballot committee for their idea's and time they volunteered.

d.) Yard Fences / Prior to Association Turn Over:

Andy explained that KLM approved fencing in violation of the FRE Covenants and after much discussion by the board, with no final board consensus Attorney Robin Perry was consulted for legal opinion. After Robins review, it was agreed by all that it would not be cost effective to pursue the homeowner, since the fence violations were installed prior to the turnover of the association and would allow the fences to remain.

Attorney Perry suggested a certified letter should be mailed to those homeowners with an explanation that the fence in violation would no longer be allowed, nor would they be able to add-on or proceed with reconstruction without FRE ARC approval.

e.) Robin Perry:

Andy explained that the board had retained Attorney Neil Anderson to represent the FRE HOA at the time of the KLM turnover. It was found, due to the needs of the HOA, we would need new counsel. Discussions were initiated with Attorney Robin Perry, at the recommendation of The Preserves Board of Directors. After the initial meeting, and further board discussion, Andy was asked by the board to approach Attorney Perry to retain her services, which was accepted.

Andy at this time requested board approval to retain Attorney Robin Perry at \$75.00 per hour.

Wally Bruns motioned for approval

Vida Krug 2<sup>nd</sup> the motion

Vote Taken: Yea -5 Ney -0

Motion Carried

f.) Forest Ridge Estates Website:

Todd reported that the FRE website was up and running with the help of homeowner, Lee Roesner. Todd explained that they have come across some issues that need to be addressed before it will be ready for all to view and would keep the board posted on its progress.

Andy at this time addressed the need to review the FRE Covenants for necessary changes as the ones in place do not serve the FRE HOA needs. Andy asked that a committee of three board members begin the process and asked for volunteers. Wally Bruns, Jim Powers and Vida Krug agreed to volunteer.

VIII. Public Comments: No requests received

IX. Adjournment:

Wally motioned to adjourn the meeting at 8:15 p.m.

Vida Krug 2<sup>nd</sup> the motion

Vote Take: Yea – 5 Ney -0

Motion Carried