

Forest Ridge Estates Homeowners Association  
P.O. Box 835  
Spring Grove, Illinois 60081-0835

Richmond Township Offices

Monday, August 17, 2009

Board Meeting

- I. Call to Order – 7:00 p.m.
- II. Roll Call / Present: Andy Geryol, Wally Bruns, Vida Krug, Jim Powers, Rich Quinn
- III. Approval of Minutes / July 20, 2009  
Vida Krug motioned for approval  
Wally Bruns 2<sup>nd</sup> the motion  
Vote Taken: Yea–5 / Nays–0  
Motion Carried
- IV. Presidents Report: Andy informed the board he had no updates at this time to provide in regards to the documents provided to Attorney Perry for review due to the sudden passing of her father and once he is contacted he will update the board at that time.
- V. Vice-President Report:

Covenants: Wally is now in the process of converting the FRE Covenants and FRE Addendums into one document. Upon completion, the committee met which consists of Wally, Vida and Jim and began the process to review possible changes. During the meeting, it was discovered that Jim Powers was in possession of an addendum dated August 20, 2008 that the remaining board had not received. Wally will be going to the McHenry County offices on Thursday to review all documents filed for the FRE HOA to ensure that there are no further filings.

Out Lot A: Wally has now sent two emails to Lisa Hartling with the McHenry County Conservation District and to date has had no response. When he goes to McHenry County on Thursday, he will attempt to speak with Lisa directly to get clarification to whether they would be willing to discuss options for Out Lot A.

Andy at this point questioned “why Wally was pursuing this matter further” as it was decided in the previous board meeting to close this issue. Wally indicated that he would like to make one last effort to determine all options for Out Lot A. Wally also wanted to further discuss the options for possible available public funding for maintaining Out Lot A.

VI. Treasurers Report:

- a. Bank Balance as of August 17, 2009: \$31,454.87
- b. Approval / Expenses:
  - Landscape Maintenance 08-09 - JBT: \$1,000.00
  - Landscape / Field Lot Mowing / 07-13-09 - JBT: \$200.00
  - Com Ed: \$30.50
  - Post Office Box Renewal: Aug 31, 2009 thru Aug 31, 2010: \$60.00

Vida Krug motioned for approval

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

Vote Taken: Yea-5 / Nays-0

Motion Carried

- c. Budget Revenue / Budget Expense: Line by Line Comparison: Jim went over the budget at Andy's request. Jim explained that he now has hard numbers to work from to create the 2010 budget. Andy expressed concerns on the unfavorable part of the budget in regards to supplies, copying and misc expenses. Jim explained that he had hoped that this area would be more favorable in 2010 with the creation of the FRE Website. We could utilize the site to eliminate unnecessary postage and copying charges. Overall, Jim stated that we have received more revenue and decreased our expenditures from last year. Year to date, we are on track and should this continue he would see no reason why the FRE HOA Association dues could not be decreased in 2010 by \$15.00 to \$25.00.

VII. New Business:

- a. Covenant Revisions : See Vice-Presidents Report
- b. Landscaping Report : Todd had nothing new to report
- c. ARC Report : Rich had nothing new to report
- d. Violations / Fine Letter: Andy indicated that he was comfortable with Rich handling the violation letters and Jim handling the fine letters and wanted the two of them to work together to ensure violation and fine letters are handled in a timely manner. If needed they can report to the board via email every 2-3 days. The board should not have to monitor them on their progress. The violation clock starts ticking from the moment the letters are mailed to ensure a timely turnaround for resolution.

Todd inquired if Andy has spoken to Rich and Jim to see if they wanted this responsibility placed on them.

Andy stated that Rich and Jim agreed to do the letters and expressed his concerns about the delays in letters being mailed. The board should not have to monitor Rich to ensure the violation letters are being mailed and expressed concerns on the frame from when the 1<sup>st</sup> violation letter was mailed to when the 2<sup>nd</sup> warning letter was mailed and did not feel that the process was moving quickly enough. Andy saw no reason why Rich is waiting for the certified letter to be returned. Andy also addressed his concerns, that when direction is given by the board, Rich, the direction is ignored.

Rich responded to Andy that per the covenants as the ARC, he has sole discretion to decide when a letter should or should not be mailed and indicated he has no intentions of being the Violation Sheriff for the FRE HOA.

Andy responded back that if Rich did not want to do what he is directed by the board to do then Andy will do it himself.

Vida Krug spoke and stated that each of us on this board had been voted in by the homeowners to do what needs to be done to ensure the covenants are being followed. Vida also stated the situation as is, is not acceptable and that we need to come to a resolution.

After a “heated debate” between all in attendance on the subject with no end result Rich LaCropane asked to speak and expressed his concerns on what he was hearing. He voted for this board and that he expects each of us to make sure the covenants are enforced. The idea that no one wants to enforce the violation letters in a timely manner is not acceptable. He expects us to do what we were elected to do “enforce the covenants” and based on what he has heard tonight, he is concerned.

Nick Pfeffer spoke up and asked why the board does not tag the house of the violator and suggested the tag be dated on that day. The tag should also give a date to when the violation needs to be corrected. Nick stated that this process will surely get the message across to violator.

Andy responded back that there is a process in place and works if followed thru appropriately. Waiting to send violations letters or follow-up letters was unacceptable and needs to change.

A heated debate transpired between Andy and Rich. The end result was that Rich stated “that he never said he wouldn’t send the violation letters and going forward he will no longer wait for the certified letter to come back”. He also stated that he will not go out looking for the violation and would wait till a homeowner or board member reports to him of such violation. At which time he would look into the matter. If a violation letter was justified he would proceed with the mailing. Rich also stated that we do need to wait to see if the homeowner corrects the violation and felt that after 72 hours is fair time frame. Rich would work with Jim to ensure if the violation was not corrected as requested that the fine letter would be mailed.

Jim stated he has had no issues handling the mailing of the final letter, yet he cannot do so until Rich or the board gives him direction to proceed. He will work direct with Rich to ensure the fine letter is mailed in a timely manner.

VIII. Old Business:

- a. FRE Website / Status: Todd advised that there is an issue with the website only allowing one administrator to go in and update the website. Andy asked if he needed assistance from the board to find a solution. Todd indicated he appreciates the offer of help, yet this is something he has to work on and will keep the board posted on his progress. Todd hopes to have it resolved by the next board meeting.

- b. Snowmobiles, ATV's, Combines, etc (Tabled to later date)  
Rich inquired to why we still have this on the agenda as he thought that this issue was resolved last winter. Andy indicated that the board reached out to Mike Grenning to draw up guidelines and bring it back to the board for review. When Mike approached the board the following month, the board asked that the matter be tabled to a later date. Mike agreed. This matter still remains as unfinished business and will remain on the agenda till resolved.

IX. Public Comments:

- a. Rich LaCropane asked if the FRE Covenants were given to all new homeowners at the time of their closing of their home.

Jim and Vida assured all that the seller's attorney and buyer's attorney are provided a copy of the FRE Covenants at that time. They have contacted Jim for a letter from FRE HOA confirming dues are paid in full or what is owed prior to closing of the home.

- b. Jean Walrack asked if the revision of the covenants being proposed would a copy be mailed to all the FRE HO's for review.

Wally explained that any revisions being proposed have to go before the HO's for vote to approve. Wally asked that everyone in attendance tonight spread the word that any suggestions or ideas should be emailed to him or to anyone on the board. Their thoughts would be taken into consideration as we go thru the revision process.

- c. Al Siblik asked about the base of the electrical lights and if the board would have any issue if he went around and repaired since we were only talking about a few bolts being replaced.

Andy immediately told the homeowner under no circumstances is he to touch any of the lights, posts, bases. When the homeowner questioned why, Andy indicated no one should touch them as they are Village of Spring Grove Property.

X. Adjournment:

Rich Quinn motioned to adjourn meeting at 7:50 p.m.

Jim Powers 2<sup>nd</sup> the motion

Vote Taken: Yea-5 / Nays-0

Motion Carried

XI. Executive Session / Legal Matters: No matters pending at this time

XII. Adjournment: