

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

Monday, September 21, 2009

Board Meeting – Richmond Township Offices

- I. Call to Order - Wally called the meeting to order at 7:00 p.m.
- II. Roll Call / Present: Wally Bruns, Jim Powers, Vida Krug, Rich Quinn / Absent: Todd Ippen
- III. Approval of Minutes / August 17, 2009:

Rich Quinn motioned for approval
Jim Powers 2nd the motion
Vote Taken: Yea - 3 – Nays – 0
Motion Approved
- IV. Presidents Report:
Wally reported that Robin had a meeting with the Village of Spring Grove today in regards to Ex: B & C, Storm Water Management System, as well as several concerns that have come up that the board needs clarification on. Wally will update all once Robin contacts him with an update.
- V. Vice-President:
Wally spoke on behalf of Todd: Todd spoke with Chief Tobiaz about the hydrant area by the pond. He stated they are still planning on beautifying the area by the hydrant this year. One of the board members works for Rabine Paving and Chief Tobiaz has been in contact with him as to what surface material would be best for that area. Chief Tobiaz has also been in contact with Matt Wittum from Spring Grove Streets and Sanitation to begin to stake out the area. Todd will follow-up with Chief Tobiaz this week.
- VI. Treasurers Report / Jim Powers:
 - a. Bank Balance as of: \$29,230.60
 - b. Approval / Expenses:
 - i. Com Ed / 09-09: \$32.06
 - ii. JBT Landscaping / Sept 09: \$1,000.00
 - iii. St Farm / HOA Liability, D & O and Fidelity Coverage Renewal – 1 yr: \$1,089.00
 - iv. Copying Recording Documents w/McHenry County / Wally Bruns: \$39.00
 - v. Purchase and Replacement of Landscape Lights / Steve Rybinski: \$22.66
 - vi. Recording Fence Amendment w/McHenry County: Jim Powers: \$53.50
 - vii. Postage / Fence and Resolution mailings: Jim Powers: \$44.00
 - viii. Misc office supplies (paper / ink cartridges / Jim Powers: \$38.51
 - ix. Certified Mailing; Acceptance of Resignation 4 Andy Geryol / Vida Krug: \$5.54

Rich Quinn motioned for approval
Vida Krug 2nd the motion
Vote Taken: Yea – 3 Nays – 0
Motion Approved

Jim explained that when seeking bids from insurance carriers last year the quotes were substantially higher. State Farm billed us this year; they only increased the policy by \$1.00 so he felt there was no need to seek other bids. Jim did say that next year he would look at other insurance carriers to ensure we are getting the best price for the coverage needed.

Jim wanted all to know that his comment last month about reducing the dues by \$25.00 to \$30.00 per month was based to what requirements will be placed on FRE by the Village of Spring Grove in regards to the maintenance of the Storm Water Management System and Ex: B & C and wanted to clarify.

Mike Grenning questioned the \$25.00 - \$30.00 reduction, when in last month's meeting Jim has indicated \$15.00 - \$25.00 and wanted to know which one is the correct amount to reduce. Jim responded that he meant to say \$15.00 - \$25.00.

Jean Walrack commented that she would like to see the board leave the due's as is to ensure that there will be funds available for any repairs needed that are required and did not want to the board have to come back to the homeowners and ask for money in a special assessment. Wally agreed and since we are not clear where we are at with Village and where our responsibilities will be in regards to Ex: B & C, etc, no reduction of dues will be decided till that time.

At this point Wally asked all in attendance to refrain from any questions till the appropriate time allowed on the Agenda.

VII. New Business:

a. President Resignation / Andy Geryol:

Wally explained that Andy had submitted his resignation as President of the FRE HOA due to personal reasons. He also thanked Andy, on behalf of the board for his contribution and time. It was notated that the remaining board members had an emergency meeting to select a new president. The present board voted to fill the opening and vote was taken. Wally Bruns was elected as President, Todd Ippen, assumed the Vice- President position. The director position for Todd Ippen will be filled at the April 2010 elections along with any other board seats up for election at that time.

b. Landscaping Report:

Wally spoke on behalf of Todd: Todd received 2 quotes to replace the bare spots on the berns where trees used to reside. The trees are Pear Trees. The quotes ranged from \$300.00-\$325.00/tree installed with 1 year warranty. One of the quotes was from Breezy. Todd would like to get one more quote to even things out. Todd also will be calling Breezy in next month to shut down the entrance sprinkler service.

c. Forest Ridge Website:

Wally spoke on behalf of Todd: ARC Form, Covenants, Meeting Minutes, Board Meeting Schedule and Board Member info has been posted to the HOA website. Financial Information will be posted shortly. Todd indicated that this is a work in progress and will be tweaked as we go along but the key information is now out there for homeowner use.

The HOA Website address is: www.myforestridge.org

d. ARC Report / Rich Quinn:

Rich advised that the Pertler storage shed was approved last month. To date, Rich has not received any ARC approvals from Kevin Simecek since he approached the board last month. Rich indicated that once he is notified he will inform the board.

Rich indicated that he spoke to Chief Tom Sanders about the snowmobiles traveling over association property. Chief Sanders stated that there is a possibility that the snowmobile clubs who use the trails along Clark Rd and North Colon Rd abutting to the FRE HOA might consider, installing an orange snow fencing to keep snowmobilers off the berms during this coming snowmobile season. Rich did stress that Chief Sanders indicated he could not promise it would happen, yet would make an attempt on the board's behalf to see if the snowmobile clubs will agree and will keep Rich posted.

Rich spoke to Chief Tom Sanders about the catch basins and the need for cleaning. Chief Sanders agreed that this is the responsibility of the Village of Spring Grove and will address it with the village. Chief Sanders did mention that the Village will make the decision to when they would clean out, yet was not sure if it would happen this fall or next spring, yet he did assure Rich the basins would maintained yearly.

VIII. Old Business:

a. Covenant Revisions :

Wally explained that he went to McHenry County earlier this month and confirmed that FRE HOA is now in possession documents filed at the county for the FRE HOA.

He also stated he has met with Jim, Vida twice and have reviewed 25 % the covenants for revisions and will keep the board apprised on the committees' progress.

b. Forest Ridge Estates Website / Todd Ippen: See New Business

c. Out Lot A:

Wally explained that he has yet to hear back from Lisa Hartling with the McHenry County Conservation District to date. He did attempt to talk to Lisa when he was at the county office, yet that did not happen.

- d. Snowmobiles, ATV's and Combines: The floor was turned over to Mike Grenning who explained that when the snowmobile policy was researched they went over the Village of Spring Groves ordinances and the bottom line is that everyone should respect your neighbors and their property. Rich Quinn indicated he would touch base with Chief Sanders to see if we would be able to have Spring Grove Snowmobile Association President attend the next FRE HOA board meeting and we can at that time address any concerns. Rich indicated he would report back to the board once he has an answer to add to next month's agenda.

IX. Public Comments:

- x. Nick Pfeffer asked if the property we are considering replacing the trees are part of the FRE HOA responsibility or the Village of Spring Groves. Wally indicated that half of the berms belong to the association and the other half is owned by the homeowner. He also explained that the FRE covenants requires maintenance of this area and a budget must be created to cover the costs

Al Sass also questioned the easements and tree's dying in these areas and what the board plans on doing about these tree's. Wally explained that the board will need to reach out to the village to verify if in fact the village is responsible for the replacement of the dead trees in the easement area and will report back at next month's meeting to the findings.

Mike Grenning asked what the issues are with the village in maintaining the storm drains and if the village is required and refuses to maintain, will this become a legal issue. Wally explained that this is what he and Andy have worked on for months and kept hitting a brick wall with the village. He is hoping that when Attorney Robin Perry meets with the village later this month it will be cleared up.

Mike Grenning asked why the board was still continuing to pursue McHenry County Conservation in regards to Out Lot A. Wally explained that he wants to see if FRE HOA can get any type of grant from the County to maintain the area. Mike asked if money is allocated, would it open up Out Lot A for all McHenry County residents to have access. Wally stated that this is not an option and if any monies are tied into allowing this, it will not happen.

Mike Grenning suggested that the board leave Out Lot A as is, and any clean up that maybe needed can be done by homeowners who are willing to volunteer to go back into Out Lot A to clean up. Mike made it very clear he is against any effort to turn Out Lot A over to McHenry County. Wally will provide status at the next board meeting to what he finds out.

XI. Adjournment:

Vida Krug motioned to Adjourn at 7:25 p.m.

James Powers 2nd the motion

Vote Taken: Yea-3 Nay -0

XII. Executive Session / Legal Matters:

XIII. Adjournment: