

FOREST RIDGE HOMEOWNERS ASSOCIATION
QUARTERLY BOARD OF DIRECTORS MEETING
MAY 19, 2014
MINUTES

Call to Order: 7:02 pm

Roll Call: Karen Bruns, Jim Springer, Rich LeCropane, Al Siblik,
Jean Walrack, present.

Approval of Minutes: Karen read the minutes the March 18, 2013 Annual meeting. Jim Springer motioned for approval. Karen Bruns 2nd the motion.

Vote Results:
3-Yea 0-Nay
Motion carried.

Karen read the minutes of the March 17, 2014 Quarterly meeting. Karen Bruns motioned to approve. Al Siblik 2nd the motion.

Vote Results:
3-Yea 0-Nay
Motion carried.

Presidents Report: Karen introduced Jean Walrack, who volunteered as a Director-At-Large, and Rich LeCropane, who volunteered as the Board Secretary. Jan Pletz will provide administrative support to the Secretary position. Karen Brun's motioned to approve Jean Walrack and Rich LeCropane as Board members. Jim Springer 2nd the motion.

Vote Results:
3-Yea 0-Nay
Motion carried.

Karen announced the remaining 2014 Board meeting dates, 9/15 and 12/8, 7:00 p.m. at Nippersink Library.

Karen stated that two covenant violation letters were mailed to homeowners, who subsequently corrected the violations.

Vice Presidents Report: None – Position vacant

Treasurers Report: Jim reported year to date balances:

Checking-	\$30,613.19
Savings-	\$ 5,004.60
CDs-	\$10,123.83
	\$10,029.08
	<u>\$15,202.89</u>
Total-	\$70,973.59

Expenditures for this year include ongoing ComEd, seasonal JBT Landscape, \$255.00 annual website fee, and \$10.00 Secretary of State annual fee. Income for the year includes a \$200.00 transfer fee for 3712 Magnolia Dr and annual dues from 84 homeowners.

Jim reported there were 6 homes with liens for annual dues. Two new liens are in the process of being filed for the same. Jim stated that he does not expect payments from the remaining homeowners for the annual dues.

Jim will open a new CD for \$5000.00 in June, 2014.

Jim provided the attached charts:

- Actual vs. Budget – March, 2014
- Actual vs. Budget – April, 2014
- Actual vs. Budget – Year to date through May 19, 2014

ARC/Landscape Director Report:

- Lewis architectural plan approved.
- Brun's architectural plan approved.
- Huemann inspected entrance island sprinkler and control system. Found enclosure housing the controller was damaged. Suspect a large block of snow/ice being pushed against it from village plow. System could not be activated due to electrical issue. Found that the system was not properly winterized. The RPZ valve was removed but the piping still had water in it, freezing the transducer. Authorized Huemann to make necessary repairs. Huemann completed repairs on May 14, 2014. The controller and transducer had to be replaced. System was activated. No visible leaks. Sent an inquiry to Matt Wittum, Village of Spring Grove, regarding the damage to the sprinkler system well control box and the damage to several large stone blocks at the North Solon entrance. Matt responded as follows:

"We generally do not allow installations of anything in our right-of-way which includes sprinkler systems, landscaping, etc. If chosen to do so it is at the homeowner associations or property owner discretion and the maintenance and repair is on them. The only way the Village would step in when damage occurs is if it was something that was done recklessly or something of that nature.

In this case with what you stated below, this all occurred as part of snow operations which is a normal function for our department. I hope this helps, if you have further questions regarding this please give me a call."

- Requested a copy of the "Landscape Plan" from Village of Spring Grove, showing tree placement, conducted by KLM. This will help to establish if homeowners have satisfied the HOA covenant tree requirements.
- Toured entire subdivision with JBT Landscape, to confirm their storm drain clean up was performed in an acceptable manner. It was recommended we approve the payment of their outstanding \$1300.00 invoice.
- Pond on Cypress Drive: Drainage grates need to be cleared of willow trees and cattails. Recommend a letter be sent to homeowner.
- Large swale has developed from southeast corner of subdivision, Clark Road boundary, to the pond on Cypress Drive. Erosion has caused a large ditch to form. Boards have been placed over the ditch to form a bridge. Also, the lot on the southeast corner of subdivision, facing Clark Road, is being affected by ground water from lot south of it, creating a "wet area". Recommend bringing VARGA out to investigate and recommend a course of action to remedy. Landowner involvement will be required.

Old Business: The Board addressed the concern of Rich Quinn regarding the transfer of the HOA ownership from KLM to the homeowners, in the appropriate manner. Rich LeCropane presented all documents, evidencing the transfer is in accordance with the covenants and as sanctioned with evidence by KLM. After discussion, Al Siblik motioned to finalize the matter of this concern. Rich LeCropane 2nd the motion. Karen Bruns called for a vote.

Vote Results:
5-Yea 0-Nay
Motion carried.

New Business: None

Public Comments: Jan Pletz recommended that the transfer fee amount be reviewed for an increase. Karen will take this into consideration. Jan also recommended, when a homeowner corrects a covenant violation, they should receive a letter of thanks from the Board. The Board will consider.

Adjournment: Karen made a motion to adjourn. Al Siblik 2nd the motion. Meeting adjourned at 8:00 pm