

September 2021 FRHOA Meeting Notes

Notes from the FRHOA Meeting conducted on 9/20/2021 at 7pm CST

Attendees - Todd, Peter, Kevin, Brad, Nick, Lance, Rian, Mari, Jean, Bessie Ippen and the Quinns

Meeting called to order at 7:02pm; roll-call for 10 attendees.

Todd welcomes everyone and thanks new board members and old board members as well as it is nice to get everyone back again. Todd announced the current board after election and now we have a full board.

Brad has been very helpful on the architecture and now has Kevin and Nick to help out.

In regards to Landscaping, Rian, Brad and Todd will tag-team this area.

Also Peter and Lance to help with letters, mailing and finance.

We have not had a full board in quite some time but it is nice to see because it is strength in numbers.

We are going to try and get and keep the website up to snuff! If residents can't attend the meetings, they should be able to refer to the website.

Frequency of meetings, we are going to increase the meeting from 3 to 4 per year on a quarterly basis. We have enough bandwidth with the board where this can be done.

Peter and Todd have the signing authority going forward.

Meetings will be formal and with purpose with VP reports. From the reports comes action items. The new board did meet informally just to get to know each other and address a few action items.

Nick, nothing to bring up right now. Nick and his wife moved in a little over a year ago and have a 6 month old daughter.

Peter (finance report), just reviewed that every resident has paid their association dues except 2 of our neighbors in Forest Ridge. We have about \$106K in our account. The biggest expense is landscaping which is paid monthly. JBT contract expiration has another year to go. Peter wants to know what is the latest review process for architecture review; scan and send to those board members for review. We want to keep that timeline tight for our residents. Peter will start to work on our upcoming budget. Once it is ready, it will be discussed internally and then the approval of that budget will be during our next meeting (in December 2021). Todd wants us to consider a collection agency for a couple of residents who have not paid for some years to include one resident who has not paid for 7 years. Peter is working on finding a collection outfit.

Brad and Team (Landscaping and Common Areas), condition of the roads is being addressed with Brad and some of the local officials/at some point our roads are going to need more help than just filling in the holes and cracks. Brad is concerned about the road debris getting into our storm drains. There is no money in the 2021 budget so Brad is pushing the officials to get a re-surface based on how much road (7 inches) that we have left. Clark Entrance, irrigation module was replaced and now we have some installation issues so we will need to find a new vendor. We had 70 yards of mulch applied this year. A tree or two needs to be addressed due to growth issues.

Brad and Team (Architectural Review), nothing to report.

Todd, jumped to having a newsletter to inform our residents. Purpose to share awareness about many things to include rules, meetings, general reminders like garbage can locations and political signs

in the yards. Brad will get a hold of the Village to see if they will sweep our village again; Jean states that they were out this Spring of 2021. Brad mentioned that the signs on Clark might need to be redone. Jean recommends to reach out to KLM to find out who does those signs. Kevin brought up who is responsible for the trees that KLM plopped when Forest Ridge was first formed. It is the neighbors responsibility now.

Jean, starting out with the entrance. JBT is doing a pretty good job but the ground cover needs to be addressed so that they are not to close to each other. Some pruning might need to be done with our trees in the common areas. Jean brought up the garbage cans and the grass clippings as well as the trailers. Ensure that we use certified mail in our process.

Mari, complaint of a neighbor nearby does not take care of their lawn and home very well.

Jean, bringing up the COVID-19 situation and possible quarterly meetings being in person.

Need to get hot on updating the web, getting a news letter produced and also having a FB Group created for our Association. All of these mediums are to be consistent in message and to create more shared awareness amongst all.

Todd motioned to adjourn the meeting, seconded by Kevin. Conclude at 7:56pm CT.