



Meeting called by: Kevin Simecek (Treasurer) **Type of meeting:** Quarterly Board Meeting

Note taker: Kevin Simecek

Members Present Kevin Simecek (Treasurer); Rian Yablun (Member at Large)

Attendees: Scott Keller, Tom Straley, Pat Miller, Michelle Miller, Jean Walrack (arrived 6:46pm)

Minutes

Agenda item: Opening Remarks **Presenter:** Kevin Simecek

Due to late scheduling conflicts, Todd Ippen (President), and Lance Snider (Secretary) were unable to attend. Nick Korwin (Vice-President) was unable to attend.

Treasurer Simecek apologized for lack of preparation and the inability to run balance sheets prior to the meeting. He inadvertently failed to have the meeting on his schedule and did not have time to prepare financials for presentation. Rian Yablun offered to show Simecek how to use Google Calendar or any other easily available app.

Agenda item: Old Business – Entrance Signs **Presenter:** Ippen via Text

Discussion:

Pat and Michelle Miller questioned the status of the entrance sign refurbishment at Clark and Solon roads.

President Ippen (remote) indicated that the HOA is required to disconnect all utilities and electrical from the signs for the contractor to remove and refurbish the signs. The contractor indicated he is too old (knees) to be able to complete the signs onsite.

Conclusions:

Signs refurbishment needs to be completed.

Action items	Person responsible	Deadline
✓ Remove electrical/utilities from Clark/Solon Signs	HOA Board	ASAP
✓ Contact contractor to retrieve and refurbish signs	HOA Board	ASAP

Agenda item: Old Business – Cleveland Pears/Flowers **Presenter:** Kevin Simecek

Discussion:

Attendees questioned the status of the sprinkler system and why all of the flowers appeared to be dead at the entrance on Clark Rd. The status of the dying/dead Cleveland pear trees at the same entrance also was revisited. What is the plan to replace these trees?

Conclusions:

Sprinkler system has been repaired, but the damage to the flowers in front is not salvageable for the year. The trees need to be replaced.

Action items	Person responsible	Deadline
✓ Review pear trees at Clark entrance and replace	HOA Board	11/01/2022

Agenda item: Old Business – 3401 Forest Ridge Dr Equipment/Trailers **Presenter:** Kevin Simecek

Discussion:

Attendees questioned the status of enforcement on 3401 Forest Ridge Dr. The owners have had equipment parked in the driveway for over a year. Additionally, the owners do not remove trash cans from the roadside in a timely manner which is against the FRHOA CCRs. The CCRs require that “Trash containers shall be hidden from view at all times other than on garbage collection days.”

Conclusions:

Tom Straley requested a recorded request to have this issue addressed before the December 12, 2022 meeting.

Action items	Person responsible	Deadline
✓ Review CCR compliance of 3401 Forest Ridge Dr	HOA Board	12/12/2022
✓ Review non-compliance actions (liens) and collections	HOA Board	12/12/2022

Agenda item: Old Business – Beaver Activity & Drainage Issues **Presenter:** Kevin Simecek

Discussion:

Kevin Simecek briefed on the research and contractor engagement for removal of the beavers that are disrupting the flow of water through the drainage system located at the north end of Forest Ridge Estates. Members of the board met with Kriz family which alerted the board of the issue. After a tour of the area, Lance Snider researched two contractors regarding the removal of the beavers disrupting the proper drainage to the north side of the subdivision. Only one contractor has submitted a proposal.

Lance Snider has suggested the possibility of having a Forest Ridge “workgroup” assemble as a group of volunteers to clear the area. Discussion among meeting attendees expressed concern for safety and the ability to recruit volunteers to remove the brush, transport it to a location, and have a chipper or similar grind and remove the waste. The consensus among attendees was to hire a contractor. Tom Straley suggested that JBT has worked other projects beyond our standard contract in the past and may be able to do this as well. Jean Walrack had past data suggesting cleaning of areas around drain areas was previously quoted at \$990 per drain.

Conclusions:

Continue to pursue a means to restore proper drainage within subdivision.

Action items	Person responsible	Deadline
✓ Continue discussions/proceed with beaver removal	HOA Board	ASAP
✓ Consider RFPs for drainage area clearing	HOA Board	ASAP

Agenda item: New Business – Website/Updates **Presenter:** Michelle Miller

Discussion:

Michelle Miller noted that the website did not have current meeting minutes, and other current documents available.

After some discussion, it was determined that there are no minutes posted in 2022, and there is a misleading link under recent news that implies there is a new website, but that article refers to an event that occurred in 2017.

Michelle Miller also offered to take up the responsibility of the newsletter or possibly maintaining the website if it helps the board.

Conclusions:

Meeting minutes need to be posted to the website.

Action items	Person responsible	Deadline
✓ Update website so that the 2022 minutes are available	HOA Secretary	ASAP
✓ Contact Michelle Miller regarding communications	HOA Secretary	When able

Agenda item: New Business – Covenants **Presenter:** Michelle Miller

Discussion:

Attendees questioned the status of the revised covenants. Have they been filed? Can the revision be posted to the website?

Conclusions:

Covenant filing when complete should be updated to the website.

Action items	Person responsible	Deadline
✓ Complete covenant filing (if incomplete)	HOA Board	ASAP
✓ Post revised covenants to the website	HOA Secretary	ASAP

Agenda item: New Business – Speeding in the neighborhood **Presenter:** Open discussion

Discussion:

Attendees expressed concern about the speed of vehicles in the neighborhood, specifically addressing a black Ford Mustang that speeds through the subdivision.

Conclusions:

A notation about responsible driving in the neighborhood should be added to the next newsletter.

Action items	Person responsible	Deadline
✓ Add article about responsible driving in the subdivision	HOA Secretary	Next Newsletter

Agenda item: New Business – Review of Storm Drainage Reserves **Presenter:** Tom Straley

Discussion:

Tom Straley requested a review of the subdivision drainage system maintenance reserves. He indicated that the FRHOA board in the past had a target of \$100K of reserves to address a potential system failure or significant maintenance and that goal has been reached. Is it necessary to continue to accumulate that fund? At what point do we end that accumulation? It was suggested that an entirely new engineering report should not be developed because the cost would not lead to any definitive conclusion as to how much should be held in reserve. Kevin Simecek noted that there is financial liability from maintaining that level of reserve in liquid assets. Right now, to bond the assets a policy would likely be a little north of \$1500/year.

Conclusions:

A review of the storm water system reserves should be conducted and presented at the December 12, 2022 meeting.

Action items	Person responsible	Deadline
✓ Recover documents related to SWS engineering study	HOA Vice-President	11/01/2022
✓ Review SWS reserves and annual dues requirements	HOA Board	12/01/2022
✓ Present determination of dues and reserves	HOA Treasurer	12/12/2022

Agenda item: New Business – Community Engagement **Presenter:** Rian Yablun

Discussion:

Rian Yablun initiated a quick discussion about community engagement and if it would be possible to host a community party or something similar to foster a sense of community.

Conclusions:

No conclusion reached.

Action items	Person responsible	Deadline
✓ Consider establishing a community party committee	HOA Board	None

Meeting Adjourned: 7:36pm