



FOREST RIDGE ESTATES
Homeowners Association

Date: June 17, 2024

Time: 6:30 PM

**Location: Nippersink Library,
1st, Floor**

Meeting called by: Todd Ippen:(President) @ 6:31PM

Type of Meeting: Quarterly Board Meeting

Note Taker: Lance Snider/Marie Stark

Members Present: Todd Ippen (President), Brad Morningstar (Member At Large), Kevin Simecek (Treasurer), Lance Snider/Marie Stark (Secretary); of note, one board member was absent and that Rian Yablun (Vice President), a total of 13 attendees (4 board members and 9 residents)

Attendees: Scott Keller, Jean Walrack, Rich LeCropane, Tom Straley, Steve Denson, Michelle Miller, Rick Miller, Jan Pletz

Intro: Welcome, Roll Call (13 attendees) and Approval of Last Meetings Minutes (Todd motioned and Kevin seconded the motion, board approved)
President Report

Board Reporting: We had one resident apply for the vacant Secretary Position (Marie Stark) after sending via postal mail, email blast and Facebook posts.

Thanked Lance Snider for the time and dedication that he has provided to FRHOA as Secretary.
Welcomed Marie Stark as incoming Secretary.

Treasurer Report

Kevin spoke of current assets and is in the process of moving out of CD'S that are not yielding a positive return to T-Bills offering a higher rate of return. This will be done by staggering so that in the event capital is needed, it will be accessible. In addition, Kevin is in the process of switching to QuickBooks online. Once Kevin has a few technical glitches worked out, the financial accounting will be posted on the Forest Ridge Website. An E-Blast will be sent out to notify it has been posted.

Member At Large Report

Continued conversations were had regarding the entrance ways and what can be done to improve appearances. Jan and Jean welcomed Marie to assist along with Brad.

The irrigation system has been fixed and is working at its full capacity.

A request is going to go out to ALL residents to contact the Village of Spring Grove about our roads. Our community is not slated for at least 2 years to have the roads repaved.

Homeowners Comments:

Tom Straley brought up a topic from the prior board meetings regarding line-of-sight issues exiting the subdivision onto Solon Road and did not see any issues. A poll of everyone in attendance also agreed there are no line-of-sight issues exiting the subdivision and the topic was tabled

Steve Denson inquired about the ARC review process as he is looking to expand his home providing renovation and an inground pool. The board advised Steve to go to the village to review lot line setbacks etc. and then the architect can begin to perform drawings conforming to the HOA covenant requirements for ARC review and approval. Steve inquired about Stucco as an approved exterior siding, the board confirmed Stucco is an approved exterior siding option. Steve also inquired about a possible playground area in the subdivision. The board responded that is not an option as the HOA does not own any vacant lots and there would be liability concerns. In addition the village does not own any lots within Forest Ridge nor were any lots set aside and given to the village as a potential park from the developer of the subdivision.

Minutes were approved for the last HOA meeting by Todd, Kevin and Brad.

Meeting Adjourned 7:30 PM