



**FOREST RIDGE ESTATES**  
Homeowners Association

**Date: September 16, 2024**  
**Time: 6:30 PM**  
**Location: Nippersink Library,**  
**2nd, Floor**

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**Meeting called by:** Rian Yablun (Vice President) @6:38 PM

**Type of Meeting:** Quarterly Board

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**Note Taker:** Marie Stark

- Members Present:** Rian Yablun (Vice President), Kevin Simecek (Treasurer), Brad Morningstar (Member at Large), Marie Stark (Secretary); of note, one board member was absent and that was Todd Ippen (President), a total of 12 attendees (4 board members and 8 residents)
- Attendees:** Scott Keller, Jean Walrack, Dan Pvsateri, Tom Straley, Cathy Christmas, Becky Combs, Carson Combs, Amanda Yablun
- Intro:** Welcome, Roll Call (12 attendees) and Approval of Last Meetings Minutes (Kevin Simecek motioned and Rian Yablun seconded the motion, board approved)
- Board Reporting:**
- Treasurer Report:  
Kevin discussed current assets, which included the completed move from savings/CD's over to T-Bills. The T-Bills are broken out into 7 Groups. Additionally, there remains a small amount in immediate savings and outstanding uncollected receivables. Discussion as to what might be next steps for collection of a portion of the uncollected Asset from one homeowner in particular. Lengthy conversation regarding having just one board member able to access all funds. Questions brought up, should a bond be purchased, what is the cost of a bond, should each board member have a T-Bill to create some separation.
- Member at Large Report:  
Brad discussed budgeting roughly 6k for mulching out the entrance ways for next year. Possibility of removing some of the rocks that have disintegrated over time and using mulch to Replace rather than going through the cost of rock again. Possibility, of making the signage smaller At the Solon Rd entrance, to stave off some of the cost as well. Additional discussions about starting to cut down some of the dead pine trees in the common Areas. We would need to seek homeowners' approval at the Clark Rd. entrance. Marie offered To go and request this approval. Brad made a point of roads in our subdivision not on the Villages radar at this time. Recommendation For each of the homeowners to reach out to the village and make the request to have our roads repaired and resurfaced. Marie suggested she put the information out on the Facebook page and possibly email blast to residents.

**Homeowners Comments:**

We welcomed new homeowners Carson and Becky Combs, new homeowners of 3711 Cypress.

Tom Straley opened discussions regarding access of FRHOA assets. Tom would like to see each board member have a portion of the asset rather than all residing with just one board member. Treasurer Kevin Simecek suggested obtaining the fidelity bond required by the bylaws instead which would provide greater protection. Treasurer will obtain an updated cost estimate for the bond. Tom Straley also had the suggestion of making the signage at the Solon Rd. entrance smaller. There are differing opinions as to which would be best. Pricing is to be obtained for both smaller and same size sign.

Additional topics discussed in open forum; Possibility of increasing dues to compensate for the additional costs that are starting to arise.

Having Ivy trimmed back farther away from the trees at the same time (possibly) as when the trees are Cut down.

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

Meeting Adjourned at 7:21PM