



**FOREST RIDGE ESTATES**  
Homeowners Association

**Date: December 9, 2024**

**Time: 6:30 PM**

**Location: Nippersink Library,  
2nd, Floor**

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**Meeting called by:** Todd Ippen (President) @6:37 PM

**Type of Meeting:** Quarterly Board

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**Note Taker:** Rian Yablun

**Members Present:** Todd Ippen (President), Rian Yablun (Vice President), Kevin Simecek (Treasurer), Brad Morningstar (Member at Large), Marie Stark (Secretary); of note, 2 board member were absent; Marie Stark and Brad Moring Star; 3 board members present

**Attendees:** Scott Keller, Ken Zoerner, Jean Walrack, Carrie McMichael and Lance Snider

**Intro:** Approval of Last Meetings Minutes  
(Todd Ippen motioned and Rian Yablun seconded the motion, board approved)

**President:** The Board will have 2 positions up for election at the March 10<sup>th</sup> meeting. The positions that will be up for vote will be President and Treasurer. The board will be sending a mailing with instructions as to how to apply and documentation that needs to be completed to all residents in January/February. For any residents who wish to run for either of these positions, please complete and return information to: [frhoa.directors@gmail.com](mailto:frhoa.directors@gmail.com). Further instructions will follow.

The dates for the 2025 HOA meetings have been set and will continue to be at the Nippersink Library in Richmond.

The dates are as follows: March 10<sup>th</sup>, June 16<sup>th</sup>, September 15 and December 15<sup>th</sup>.

**Board Reporting:**

Treasurer Report:

- QB cost yearly
- Balance to date
- Collection of past dues
- Severe past dues from homeowners
- T-Bills have worked out great
- Review of P&L and Comparison
- Proposed Budget
- All Board members are bonded (Exception of Marie)
- HOA dues will move back to \$330.00 starting year 2025- Approved by Board

Member at Large Report:

- Size of signage for Solon entrance  
Consensus -smaller sign
- Areas JBT responsible for maintenance of
- March meeting will be March 10th

**Homeowners Comments:**

Non documented

Minutes were approved for last HOA meeting by Todd, Rian and Kevin- Meeting Adjourned at 7:28 PM