



FOREST RIDGE ESTATES
Homeowners Association

Date: March 10, 2025

Time: 6:30 PM

Location: Nippersink Library
2nd Floor

Members Present: Todd Ippen (President), Rian Yablun (Vice President), Kevin Simecek (Treasurer), Marie Stark (Secretary), Brad Morningstar (Member at Large); of note, three board members were absent and that was Brad Morningstar, Marie Stark and Kevin Simecek a total of 7 attendees (2 board members and 5 residents)

Attendees: Jean Wallrack, Scott Keller, Pam and Kevin O'Brien, Steve Audrick

Intro: Welcome, Roll Call (7 attendees) and Approval of Last Meetings Minutes (Rian motioned and Todd seconded the motion, board approved)

Board Reporting: President
HOA Letter was sent to all residents in February informing them of the new sign on Solon Road that is in process with Rainbow Signs. This is the same company who did the new signage on Clark Road.

For the upcoming election for both President and Treasurer solutions. No one submitted any interest in running for either position, As a result both Kevin Simecek (Treasurer) and myself have decided to fulfill another 2 year term.

FRHOA has renewed Not For Profit Corporation with the Illinois Secretary of State for another year.

FRHOA attorney who is our registered agent reached out in December regarding the filing of the Beneficial Ownership Information Report (BOI) which is new and supposedly is used to help deter money laundering and financial crimes. The BOI was completed for the HOA; the HOA is now covered and fine.

FRHOA will have an increase in annual dues beginning with the next year.

Vice President Update

Next Meeting is June 16th at the Nippersink Library

Reports provided to Secretary

Balance Sheet and P&L statements were reviewed and have been posted to the HOA website

Nothing of note

**Home Owners
Comments**

Minutes were approved for last HOA meeting by Todd and Rian

Meeting adjourned at 6:54PM