



**FOREST RIDGE ESTATES**  
Homeowners Association | Spring Grove, IL

Forest Ridge Estates Homeowners Association  
Quarterly HOA Meeting  
Monday, December 15th, 2025  
Nippersink Library, 2nd Floor, Richmond, IL

Meeting Called To Order: 6:39PM

Roll Call: Todd Ippen (President), Rian Yablun (Vice President), Kevin Simecek (Treasurer), Brad Morningstar (Member at Large)

Residents in Attendance: Scott Keller

September 2025 Meeting Minutes Were Reviewed and Approved

Presidents Report: Next meeting will be March 16th. Vice President, Secretary, and Member at Large will be up for reelection. We will be sending out a mailing in February, letter and email blast. The mailing will include information about 2026 Budget including HOA dues/invoices and information for residents who would like to run for one of the open board positions. The resident with the white fence maintenance issues has complied. A huge improvement for overall looks. We had been experiencing major issues accessing the HOA website to update the website. The website issue was resolved late on December 15th. Options to looking at possibly upgrading the website will be looked at in 2026.

Vice President Report - No Update

Member at Large Report: JBT contract for common area maintenance was renewed for another 2 years at the same price. This is a great outcome

Treasurer Report: Kevin projected and reviewed all HOA Financials including the Proposed 2026 HOA Budget. The proposed 2026 HOA Budget was approved by Ippen, Yablun, and Morningstar as well as Keller. This will mean the 2026 HOA Dues will remain the same as the 2025 HOA Dues. All HOA Financials will be posted to the website for all residents to review.

Todd moved to adjourn meeting , Rian 2nd, Meeting adjourned at 7:11PM