



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

Forest Ridge Estates Homeowners Association  
Quarterly HOA Meeting  
Monday, September 15th, 2025  
Lakeshore IT Solutions  
2023 Main Street, Spring Grove, IL

Meeting Called To Order: 6:30PM

Roll Call: Todd Ippen (President), Rian Yablun (Vice President)

Residents in Attendance: Jean Walrack, Tom Straley

June 2025 Meeting Minutes Were Reviewed and Approved

Presidents Report: We continue to receive great feedback on the new Forest Ridge Entrance signs at the Solon Road Entrance. The entrances were mulched over the summer and held up really well. The contract with JBT for all common area maintenance is up for renewal. Letters were sent to two residences for fence maintenance. One resident has complied with their fence maintenance keeping the board apprised throughout. The other resident has not complied and will be receiving a letter with fine implications if they do not comply. Kevin Simecek (HOA Treasurer) could not attend this meeting and sent HOA financials and were reviewed at this meeting. No questions were received.

Vice Presidents Report: We are still looking for volunteers for our secretary position. Please reach out to your neighbors and have them contact the board if they are interested.

Todd moved to adjourn meeting, Rian 2nd, Meeting adjourned at 6:48PM