Forest Ridge Association

Regular Board Meeting

May 19, 2025

Present: Scott Kreckman, Jesse Morgan, Roberta Havholm, Frank Semmelmayer and Dave Jurcsisn

Absent: Jake Bontatibus, Tabitha Bentz, and Faith Richardson

Call to Order: Scott called the meeting to order at 7:05 pm and reviewed the agenda.

Minutes: There were no minutes this month, as they were not available in time.

Police: The Dayton Police sent a representative to the meeting to discuss the crime activity in the area. He encouraged residents keeping their cars locked at home. They did suggest staying out of downtown Dayton due to the NATO conference and tight security located there. Scott asked him about the break in at the shed. It was noted the shed is located in Riverside, and it was the Riverside PD’s jurisdiction.

Christine Hamilton is the person to contact if they would like to sign up for the Police Newsletter.

Treasurer’s Report: Scott will be giving the report due to Faith’s absence.

Prior Monthly Balance: $452,572.04

Change: ($12,679.74)

Operating Fund Balance (as of May 18th): $439,892.30

Scott noted the Budgeted Reserve amount has not been deducted yet from the Operating Fund Balance.

Reserve Funds Balance:

Available as of May 18th: $173,028.08

This amount does not include the pending transfer, or payment for the tennis courts, and other improvements covered under Vision 2024.

Uncollected Assessments and Fees:

284 Full and Partial Assessments are over 30 days delinquent **$232,112.50** (25.38% of homes)

18 owe more than $3,000

10 owe more than $2,000 to $3,000

29 owe more than $1,000 to $2,000

Budget Note: Scott made the following suggestions:

* Safety & Security Budget is $1,000. We will overspend on this line item due to regular yearly costs for ADT and the purchase of cameras for the sheds (something we should have done long ago). With yearly storage costs for Ring.com, I would recommend increasing the line item for 2026 to $1,200, unless we know we plan on purchasing more security equipment.
* Tree Removal Budget is $9,000. We have spent $7,170 thus far this year. We may need to dip into Reserves depending on other fallen trees this year. $1,830 remaining.
  + $1,642 12MAR Removing fallen trees in field by 7311 Union Schoolhouse and dying pine by sign
  + $1,616 19MAR Removing 2 trees on Meadowsweet Green Space that fell onto 4168 Leafback
  + $2,094 22MAR Honeysuckle removal throughout the neighborhood
  + $1,818 7MAY Removal of fallen tree from behind the sheds onto adjacent property

Communications: Roberta announced that 5 years of minutes were now available on the website under the menu item => FRA Information. There are several months of electronic copies of the minutes still needed. Roberta will get with Tabitha when she returns from vacation.

Roberta added the Swim Lesson information also.

Murmurs will go out the end of the month.

Maintenance and Greens: in Jake’s absence, Scott is giving the report. Scott became aware of a section of grass that was missed in the original mowing maps for Brunner’s. The grass was mowed.

Scott installed new cameras for the shed. They work well and provide full coverage on the frontage.

Replaced the damaged door for the main shed with a new door with a digital lock.

Infrastructure: Scott will be going to the City Zoning Board to obtain a variance to the zoning for the new Forest Ridge sign.

Scott did not have any information on existing projects due to Jake being absent.

Pool: The back gate locks have been missing and have been replaced several times now. The chain is padlocked to the gate. There are now two new locks – one for the president and one for Brunner’s.

Scott showed the board pictures of the new flooring, the new furniture, and sound system.

Concessions pricing was updated; licenses were obtained.

The picture IDs are about 95% done. Jesse has been working to finish tweaking the software. He will be working with Tanner to train him on.

Issues for the preseason:

* + - Wading Pool return line leak
    - ADT Payment Issue (Paid in Jan, again in Feb)
    - New Sound System = some speakers were replaced. No Bluetooth for public use.
    - Flooring and Office Overhaul
    - Plumbing: $7142
    - Pool Gate Issues (Locks and Chains missing)
    - Pool Resurface: $83,530 + $25,000 for tile removal + Additional issues ($7,000+)
      * Behind Schedule: Estimated opening – June 1st
    - Overhead Light needs repair/replacement

Lifeguards have been instructed to pay more attention to the area – every locker was vandalized on the inside with a sharpie marker.

Jesse mentioned the pool bridge has debris by the center beam which needs to be cleaned out.

I will post a sample of the new Pool Pass online.

Activities:

10 vendors signed up for May 24th food truck rally.

Hours are 9-3:30 pm

Victoria asked for help with trash removal that day

Cones will be placed on Silver Oak that day

There are two musical groups who would like to perform at the gazebo and/or pool.

Audit: No Report

Elections: 2 Trustees are up for election. Scott will not be returning, and the board has a vacancy.

Old Business: Scott is awaiting a start date for the Mel Fenton Complex. There have been many delays due to weather.

Scott will be attending a Zoning Board Meeting to get a favorable zoning preference for the new sign on Silver Oak. He is wanting a variance for lighting.

4390 Pinecastle Court reported a potential issue. The property is a corner lot, and the replacement fence is being built where the original fence stood in the side yard, not the front as the Board previously deemed by the front door. The board deemed the property had only one front face to the lot. The City has a different view. Discussions ongoing.

Slide at Little Jeep Park. Frank contacted the company that provided the slide. Come to find out they are a middleman… and they cannot find the original company. It is ongoing process.

New Business: A realtor contacted Scott questioning a $220 fee from Associa for documents to sell a house. It is an administrative fee to collect all pertinent documents.

Community Garden: Victoria commented the Community Garden looks terrible. It has fallen into disrepair. The garden will be dismantled soon.

Frank moved, Scott seconded to adjourn the meeting.

Vote: 5-0

Meeting adjourned at 8:00 am.