Forest Ridge Board of Trustees

Regular Meeting

June 23, 2025

Trustees Present: Scott Kreckman, Jesse Morgan, Dave Jurcsisn, Frank Semmelmayer, Faith Richardson (late), Roberta Havholm

Trustees Absent: Jake Bontatibus, Tabitha Bentz

Scott called the meeting to order at 7:00 pm and reviewed the agenda for the regular meeting.

He introduced the trustees and the positions they held for committees.

Minutes: The May minutes were reviewed. There was one correction.

Scott moved, Frank seconded to approve the minutes as corrected.

Vote: 6 – 0

No Police present.

Treasurer: Scott gave the report for Faith, as she had not arrived yet.

Prior month balance: $439,892.30

Change: ($100,434.97)

Operating Fund Balance as of June 22nd: $339,457.33

Uncollected Assessments and Fees

* 249 full and partial assessments are over 30 days delinquent: $192,550.60 (22.17% of homes)
  + 17 owe more than $3000
  + 10 owe between $2000 and $3000
  + 27 owe between $1,000 and $2000

Reserve Funds Financial Report for June Meeting

Available Funds as of June 22nd $268,762.02 Not including bills being paid for the pool

Income: $95,733.94

Communications: No Murmurs in July. Other issues are online.

Maintenance and Greens: Jake gave the report.

Jake asked if Connor (our part time greens person) could trim the bushes around the Union Schoolhouse/Silver Oak sign a bit, and do some branch pick up after the storms.

Mulching was completed as of June 14th.

A pair of dead trees in the green space next to 4173 Forest Ridge Blvd. need to be removed. Sav-A-Tree was contacted and will be scheduled for removal. This year’s tree removal budget is quickly being depleted. Frank moved, and Scott seconded to add $2500 from reserves to the tree removal line item.

Vote: 6 – 0

Jake discussed a mowing area with an attending resident, asking if the area in question was being mowed.

Four wheelers are driving through the green areas. Cost for 20 “No Motorized Vehicles/No Trespassing: signs, posts, and stainless hardware would be roughly $700-$725. The discussion centered around the effectiveness of said signs. Jake suggested using Quikcrete to anchor the sign posts in the ground.

Roberta submitted photos of the unmowed grass between the trees and at the swing sets/slides at Cottonwood. Park. Scott said he’d follow up with Brunner’s.

Other mowing is looking great.

Some of the playground equipment could use some paint. Need to check on Connor’s availability to touch some of them up.

The Community Garden has been dismantled. Scott will call Brunner’s to get a price to remove the vestiges.

Roberta showed photos to the board of areas in the Cottonwood green area around the trees near the swing sets/slides etc., not getting mowed. The grass was waist high. Scott will follow up with Brunner’s.

An attending resident questioned as to why the board did not allow voting for residents attending the meeting. Jesse and Faith explained how the bylaws work for members voting at the regular monthly meetings versus the semi-annual meeting. The resident asked other questions, and he was directed to the FRA Website, which houses the FRA By-Laws, past minutes, and the like.

Infrastructure:

Discussed the Asphalt Pavement for the pool parking lot. Scott estimates the cost to be around $48,000.

Playground Equipment: Discussed the issues the board faced to be able to replace the slide at Little Jeep Park due to the original company went out of business. The slides have been ordered, and due to the insurance claim being approved, the replacement cost will be the deductible.

L Shape Pool Plaster / Tile / FRA sidewalks. Not needed at this time.

Pool:

There have been repeated issues with the back gate. Locks have been missing and replaced several times.

Due to this issue, Scott installed a chain and 3 sets of locks. 2 locks are locked to either side of the chain and lined together to lock the gave closed, thereby giving access to either entity without them needing the other’s code. Jesse tightened the chain around the gate to prevent access.

Brass Lock 1: Combination lock with code only given to SwimSafe and the Committee Chair.

Green Lock 2: Combination Lock with code only given to Brunner’s and the Committee Chair.

Keyed Lock: Locks the chain to the fence on one side. Key and combinations retained by the president.

The combination to the side gate has been updated for increased security.

Alarm and Cameras:

The Pool has been broken into now 2 or 3 times. The cameras onsite reportedly have not worked since sometime last year. We have 8 Defeway C102LI cameras and 16 Samsung SDC 944ICBN cameras, purchased in 2016 by may need a DVR system.

The reserve fund would be used to install a complete DVR system.

A swim team member’s parent will be reaching out to Jesse with his contact info who is willing to install a proper system for us, including a remote camera setup for the dumpster. He will be providing a quote.

ADT will be coming out and do a full assessment and replace parts as needed. They need the master paperwork – they do not have the master password to the system; this will be taken care of at the visit.

They will upgrade the system to eliminate phone line access in favor of cellular access.

Estimate is $2500 for camera/DVR and other hardware installation by ADT.

Vote: 6-0

New Photo ID system is operational. 650 passes have been issues so far.

The water station has been attached to the wall correctly

The backflow test is overdue – scheduled for the 30th of June. There is no fine, but if not completed, water shut off is a possibility.

The Dumpster also now has a lock due to the illegal dumping occurring there.

The pool resurface is done. The County needs to inspect it and will be done June 24th.

Jake noticed that two pool picnic tables were missing…. Jake pulled them out for repair.

Activities:

Sept 1st Labor Day Cookout at the Pool – anyone can attend

Oct 11th: Pumpkin Decorating and Halloween Party at the sheds

Oct 25th Halloween Parade and Costume Judging

Nov 22nd Forest Ridge Turkey Trot

Dec TBA Santa at the Gazebo

Dec 19/20 Christmas Light Judging – Light Fight

Trying to schedule a band at the gazebo soon

Audit: No Report

Elections:

There are four positions open. Two are board members’ terms expiring, and 2 open positions.

Two board members’ terms up in September.

Ben Newland attending the meeting and is interested in filling the empty board position. He introduced himself to the board. His term will be renewed by election at the September Semi-Annual meeting.

Scott moved, and Frank seconded, to appoint Ben to the board effective immediately.

Vote: 6-0

Old Business:

Vision 2024 Update: Initial resurfacing work will begin tomorrow. This is the final piece to be finished.

The Forest Ridge sign at Silver Oak and Union Schoolhouse. It is going to cost considerably more than originally estimated.

Scott got approval from the City of Riverside to light the sign.

Gebhart Construction sign removal estimate is $2700. This includes demolition and removal, salvaging the plaque if possible.

FastSigns: Quote $17,985.43.

Brunner’s Landscape: Scott has requested design of the new landscape in same footprint with low-maintenance vegetation. Jane Magnolia trees flanking the sign, and potential reuse of the wall components. Estimated $6,000.00.

Total: $26,685.43 from Reserves.

Residents were questioning the cost and only one quote. Scott told the resident not many companies want to work with an HOA.

After a discussion concerning the total cost of the demolition, debris haul off, construction and installation of the new sign, and landscaping, Roberta moved, Scott seconded, to table the discussion until the September Semi-Annual Meeting.

Vote: 6-0

Resident comments:

A resident was there and asked that his $40 late fee be removed. He was told that the issue would be discussed in Executive Session.

Dave moved, Frank seconded, to adjourn the meeting

Vote: 6-0