

# BOARD MEETING MINUTES

**Location:** Berto’s home  
**Date:** Oct 18, 2025  
**Time:** 09:30 a.m.  
**Facilitator:** Srabo Biswas

## 1. Opening

- a. Call to order: 9:45 AM
- b. Roll call: Berto Rodriguez, Diana Crabbe, Srabo Biswas
- c. Last meeting minutes (2025-08-14) review: **Approved** (Srabo, Berto – 2<sup>nd</sup>)

## 2. Treasurer’s Report

- a. Treasurer’s report (2025-10-01) review: **Approved** (Srabo, Diana – 2<sup>nd</sup>)
- b. Current paid membership: 62

## 3. Old Business

- a. Welcome new residents – Purchase welcome buckets
  - i) Purchase welcome buckets
  - ii) Get information on whom welcome buckets have been sent to

Address	Sold On	Price	Status	Name
1050 Cherrywood Ln	8/5/24	\$540K	? – Berto	
401 Columbine Ln	1/30/25	\$635K	? – Berto	
970 Knollwood Ln	4/25/25	\$120K	Cannot deliver	
1070 Ridgewood Dr	2/14/25	\$575K	<b>Delivered</b> 9/28	
1080 Ridgewood Dr	11/22/24	\$575K	<b>Delivered</b> 9/28	
1110 Ridgewood Dr	3/15/24	\$505K	Occupancy status? - Srabo	
400 Spring Cress Ln	1/15/25	\$538K	? – Diana	
401 Spring Cress Ln	10/17/24	\$700K	? – Diana	



## FOREST TRAILS HOMEOWNERS ASSOCIATION

Address	Sold On	Price	Status	Name
447 Spring Cress Ct	5/12/25	\$595K	? - Diana	
645 Rosewood Dr	7/29/25	\$640K	Still fixing the house	
1023 Trillium Tr	9/8/25	\$625K	Don't know whether they have moved in	

- b. Current listing
  - i) 440 Cranesbill Dr | \$635K
- c. Board recruitment
  - i) Send out emails and mails out to get more recruitment in Nov – Berto

### 4. New Business

- a. File sharing
  - i) Research which file sharing tool to use moving forward – Maheep
- b. Membership fee
  - i) Berto mailed the request for membership fee with official forest trail stamp
  - ii) Moving forward we will be mailing membership fee notice if they are not on the website nor are viewing the emails in Dec – Berto
- c. Add another board member to Vanguard
  - i) Diana to be added to Vanguard – Berto
- d. Address web administration
  - i) Template needs to be updated – Diana
- e. Review property maintenance brochure
  - i) See if it remains relevant or needs updating – Diana
- f. Update Unit 4 Committee
  - i) On the website to reflect a committee member reduction due to moving and request volunteers to serve on the Unit 4 committee – Diana
  - ii) Send email & mail to need volunteers for Unit 4 committee in Nov – Berto
- g. Mulching
  - i) Find someone to do mulching and get estimate – Diana/Berto

### 5. Adjournment



## **FOREST TRAILS HOMEOWNERS ASSOCIATION**

- a. Adjourned: 11:00 AM
- b. Next meeting: Sat, Dec 13<sup>th</sup> at 9:30 am at Berto's





# Forest Trails Homeowners Association

## Board of Directors

### Treasurer's Report

10/01/2025

#### Checking Account

Prior Balance on August 01, 2025: \$ 3,975.71

#### Additions (Deposits and Transfers In)

Membership Dues rec'd via check (1) \$ 40.00

HOA Express deposits (net of fees) (4) \$ 151.68

Total Additions \$ 191.68

Total Funds Available

\$ 4,167.39

#### Deductions (Checks and Transfers Out)

eCheck paid to Joshus Olson (Mowing) (08/04/25) \$ 125.00

eCheck paid to Joshus Olson (Mowing) (09/02/25) \$ 75.00

eCheck paid to State Farm Insurance (09/03/25) \$ 145.92

Check 1149 paid to IRS (09/05/25) \$ 383.00

State of Illinois HOA Reg Fee (09/25/25) \$ 10.00

eCheck paid to Bill Bickhard (Supplies) (09/29/25) \$ 553.62

eCheck paid to Joshus Olson (Mowing) (09/30/25) \$ 50.00

Total Deductions \$ 1342.54

Subtract Total Deductions from Total Funds Available: \$ 2,824.85

Add Back Outstanding Checks [none] \$ 0.00

JPM Chase Checking Account balance on October 01, 2025 \$ 2,824.85

#### Savings / Money Market Fund (MMF)

Prior Balance (Chase Savings) on Aug 01, 2025: \$ 0.01

Interest earned (Aug, Sept) \$ 0.00

Chase Savings Balance on October 01, 2025: \$ 0.01

Prior Balance (Vanguard MMF) on June 01, 2025: \$30,651.34

Dividends paid (07/31/25) \$ 109.66

Dividends paid (08/30/25) \$ 104.83

Vanguard Brokerage Balance on October 01, 2025: \$30,865.83

Current Total Funds as of 10/01/2025 (Checking & Savings & MMF) \$ 33,690.69

# 2025-26 (FY 2026) Budget vs. Actual

As of 10/01/25

7/2025 – 6/2026	Budgeted	Actual (YTD)	Difference
<b>Receipts:</b>	<b>100</b>	<b>52</b>	<b>-48</b>
collections from Members (net of fees)	\$ 3,860	\$ 2,059	\$ 1860
Other Income	\$ 0	\$ 300	\$ 300
Interest earned	\$ 1,200	\$ 430	\$ 770
<b>Total Receipts</b>	<b>\$ 5,060</b>	<b>\$2,789</b>	<b>\$ 2,271</b>
<b>Disbursements:</b>			
Attorney Fees (net)	\$ 500	\$ 0	\$ 0
Website	\$ 650	\$ 0	\$ 0
Govt. Filing Fees	\$ 15	\$ 10	\$ 0
Insurance	\$ 1,855	\$ 602	\$ 1253
Landscaping	\$ 850	\$ 375	\$ 475
Welcome Buckets for New Neighbors	\$ 280	\$ 554	\$ -274
Neighborhood Events	\$ 260	\$ 0	\$ 0
Postage	\$ 100	\$ 0	\$ 0
Supplies/Printing	\$ 150	\$ 0	\$ 0
Tax	\$ 400	\$ 383	\$ 17
<b>Total Disbursements</b>	<b>\$ 5,060</b>	<b>\$ 1924</b>	<b>(\$ 3136)</b>
<b>Net Inflow for the Year</b>	<b>\$ 0</b>	<b>\$ 865</b>	<b>\$ 865</b>