

Wednesday, May 20, 2026

Quorum achieved: 30 members

Meeting Called to Order: 7:37PM

Attendees: Forest Trails Homeowners; HOA board Berto Rodriguez, Diana Crabbe, Louise Handel, Ozzy Velasco, Bill Bickhart

Opening: Berto Rodriguez

- Motion to waive paper balloting for votes in annual meeting – Not approved

Treasurer's Report: Berto Rodriguez

- Recap of FY2025/26 Budget
- Presentation of FY2026/27 Budget
- Motion to approve FY2026/27 Budget – Approved

Neighborhood updates:

- Calling for Building Committee volunteers to get us through the final phase of building. The last two lots have been sold and will eventually require planning guidance between the FT community and the City of West Chicago and the contractor; we also need the Building Committee for oversight on deck, roofing, paint and other outside home projects requiring a permit
- Annual garage sale signs – a few of them have gone missing. We are looking at making some fancier, more visible, reusable signs for next year. We also will make sure to place signs only on HOA property, not city easements, so they don't go missing again
- Neighborhood Watch – calling for volunteers to brainstorm a new vision to keep our subdivision safer
- The new Forest Trails Facebook page was created and is being maintained by Ozzy Velasco. Access has been slightly restricted to weed out spam. If stricter measures need to be implemented, Ozzy will modify permissions, but for now we are happy to see we have about 100 verified Forest Trail members. This tool can be used for the garage sale and meeting reminders, monitoring unusual activity in the subdivision and staying informed of new events
- Resurfacing dates are TBD for the streets on the east side of Forest Trails – the board will call the city to find out when it is scheduled to begin
- The city has been notified of a possible water leak on Knollwood near the new construction site

City of West Chicago update: Louise Handel

- Water tower – This 20-year-old city project may finally be starting, depending on whether the city receives a federal grant approval. This may be coming as soon as June 2026. The water tower will be located at the corner of Geneva Road and Prince Crossing Road. Two City Hall Meetings will be open to public as this project gains momentum

- Pre-softened water – the board will contact the city asking for clarification on our water quality and their responses will be posted
- The Big Boy train is coming again to West Chicago – Wednesday, June 3 from 9AM-3PM
- Mosaic Market – themed events every Thursday in downtown West Chicago 4-7PM starting June 4 and ending August 20. More information is available at <https://westchicago.org/mosaic-market/>

Old Business:

- All lots in Forest Trails have now been sold!

New Business:

- Covenants regarding the short-term renting of rooms rather than entire homes may need reviewing. A Cease-and-Desist letter from our lawyer was sent to a homeowner regarding this issue; the City of West Chicago was cc'd on the letter and Berto spoke to the City letting them know our ongoing issues. The homeowner, who annually has applied for a Landlord/Tenant permit, initially failed his inspection, but then passed and was granted his permit for this year before the HOA was aware of an escalating issue. The city has been briefed on this problem and has the Cease-and-Desist letter on file
- Motion to approve Diana Crabbe as HOA president was made, seconded and approved by a show of hands
- Motion to approve Louise Handel as an HOA member-at-large was made, seconded and approved by a show of hands
- Motion to Ozzy Velasco as an HOA member-at-large was made, seconded and approved by a show of hands
- We are asking for members of the Forest Trails community to form a Social Committee and organize a Summer Event
- We also have openings on the HOA board for the Vice President, Secretary and Admin positions. Please email, text or call if you would like to join - we need you!

Open Forum:

- An HOA member asked who our alderpersons are. We are in Ward 5 so our Alderpersons are: **John Smith** - Term: 2023-2027; Phone: (630) 666-4641; Email: jsmith@westchicago.org and **Chris Swiatek** - Term: 2025-2029; Phone: (630) 217-5885; Email: cswiatek@westchicago.org
- Another HOA member asked if the board is insured – we will review our insurance policy for this information

Meeting Adjourned: 8:59PM