



FOREST TRAILS HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

LOCATION: BERTO'S HOME
DATE: AUGUST 14, 2025
TIME: 6:00PM
FACILITATOR: DIANA CRABBE

1. OPENING

- a. Call to order 6:12PM
- b. Roll call: Berto Rodriquez, Diana Crabbe, Maheep Bhambri (on phone), Srabo Biswas (on phone)
- c. Last meeting minutes (06/12/2025) review: Approved (Berto, Diana 2nd)

2. TREASURERS REPORT

- a. Treasurers report (08/01/2025) review: Approved (Diana, Berto 2nd)
- b. Current paid membership: 100

3. OLD BUSINESS

- a. Purchase welcome buckets
 - i. Diana to get quantities and templates from Tania
 - ii. Check which welcome buckets have been delivered

ADDRESS	SOLD ON	PRICE	STATUS
1050 Cherrywood	8/5/24	\$600k	
401 Columbine	1/30/25	\$635k	
970 Knollwood	4/25/25	\$120k	(undeveloped lot)
1070 Ridgewood	2/14/25	\$575k	
1080 Ridgewood	11/22/24	\$575k	
1110 Ridgewood	3/15/24	\$505k	Occ. status?
400 Spring Cress	1/15/25	\$538k	
401 Spring Cress	10/17/24	\$700k	
477 Spring Cress	5/12/25	\$520k	
925 Wild Ginger	3/12/25	\$520k	Delivered
645 Rosewood	7/28/25	\$640	

ADDRESS	SOLD ON	PRICE	STATUS
440 Cranesbill		\$590k	relisted
1023 Trillium	8/22/25	\$625k	
1066 Trillium		\$129k	(undeveloped lot)

- b. Facebook blasts for next HOA meeting/event
- c. Advertising better on Facebook and garage sale finder for next garage sale
- d. Board recruitment
 - i. Get update on couple interested in aiding HOA
 - ii. Send email to encourage new members of the community to participate in HOA
- e. File sharing – Google drive update

4. NEW BUSINESS

- a. Address web administration
- b. Review property maintenance brochure to see if it remains relevant or needs updating
- c. Update Unit 4 Committee on the website to reflect a committee member reduction due to moving and request volunteers to serve on the Unit 4 committee
- d. Mulching – Fall estimate
- e. Light post – repaired
- f. Retaining wall – estimate was requested two ways
 - i. to remove all of flagstone wall on corner of Hawthorne and Rosewood including 10' of flagstone wall to the right of the sign (west side of wall on Rosewood Lane) and to completely replace it with new stone to match the front entrance \$2800. We would need to ask homeowners' permission to remove/replace that part of wall if it belongs to them (see [blue](#) and [red](#) drawing markups).
 - ii. to remove 10' of wall on Hawthorne and 10' of wall on Rosewood and replace with new stone to match front entrance \$2000, leaving the flagstone wall to the right as-is (see [blue only](#) drawing markup).



g. Need to choose a new HOA meeting date

5. CLOSING

a. Meeting adjourned 8:22PM



Forest Trails Homeowners Association

Board of Directors

Treasurer's Report

08/01/2025

Checking Account

Prior Balance on June 01, 2025: \$ 2,352.37

Additions (Deposits and Transfers In)

Membership Dues rec'd via check (17) \$ 680.00

HOA Express deposits (net of fees) (30) \$ 1137.12

HOA Express deposits (bank transfer) (1) \$ 39.44

Transfer In: From Vanguard Money Mkt Fund (6/06/25) \$ 200.00

Transfer In: From Vanguard Money Mkt Fund (6/24/25) \$ 100.00

Credit Return (6/23/25) \$ 100.00

Total Additions \$ 2256.56

Total Funds Available

\$ 4,608.93

Deductions (Checks and Transfers Out)

eCheck paid to State Farm Insurance (06/02/25) \$ 153.67

State of Illinois HOA Reg Fee (06/11/25) \$ 5.00

eCheck paid to Joshus Olson (Mowing) (06/23/25) \$ 175.00

eCheck paid to State Farm Insurance (07/02/25) \$ 153.67

eCheck paid to State Farm Insurance (07/31/25) \$ 145.88

Total Deductions \$ 633.22

Subtract Total Deductions from Total Funds Available: \$ 3,975.71

Add Back Outstanding Checks [none] \$ 0.00

JPM Chase Checking Account balance on August 01, 2025 \$ 3,975.71

Savings / Money Market Fund (MMF)

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

Interest earned (June, July) \$ 0.00

Chase *Savings* Balance on August 01, 2025: \$ 0.01

Prior Balance (Vanguard MMF) on June 01, 2025: \$30,736.18

Transfer Out: To Chase Checking (6/06/2025) \$ -200.00

Transfer Out: To Chase Checking (6/24/2025) \$ -100.00

Dividends paid (06/30/25) \$ 105.65

Dividends paid (07/31/25) \$ 109.51

Vanguard Brokerage Balance on August 01, 2025: \$30,651.34

Current Total Funds as of 08/01/2025 (Checking & Savings & MMF) \$ 34,627.06

2025-26 (FY 2026) Budget vs. Actual

As of 8/01/25

7/2025 – 6/2026		Budgeted	Actual (YTD)	Difference
Receipts:		100	48	-52
	collections from Members (net of fees)	\$ 3,860	\$ 1857	\$ 0
	Other Income	\$ 0	\$ 300	\$ 0
	Interest earned	\$ 1,200	\$ 216	\$ 0
	Total Receipts	\$ 5,060	\$2373	\$ 3203
Disbursements:				
	Attorney Fees (net)	\$ 500	\$ 0	\$ 0
	Website	\$ 650	\$ 0	\$ 0
	Govt. Filing Fees	\$ 15	\$ 5	\$ 10
	Insurance	\$ 1,855	\$ 456	\$ 1402
	Landscaping	\$ 850	\$ 125	\$ 725
	Welcome Buckets for New Neighbors	\$ 280	\$ 0	\$ 0
	Neighborhood Events	\$ 260	\$ 0	\$ 0
	Postage	\$ 100	\$ 0	\$ 0
	Supplies/Printing	\$ 150	\$ 0	\$ 0
	Tax	\$ 400	\$ 0	\$ 0
	Total Disbursements	\$ 5,060	\$ 636	(\$ 4424)
	Net Inflow for the Year	\$ 0	\$ 1737	\$ 1737