

**Forrest Groves Estates Homeowners Association  
Board of Directors Meeting**

Topic: FGEHA Board Mtg  
Time: January 17, 2024 07:00 PM Mountain Time (US and Canada)  
Join Zoom Meeting

<https://zoom.us/j/96655824212?pwd=ZEVjS0NuU3BuOW5EMINKZWNjeExnQT09>

Meeting ID: 966 5582 4212

Passcode: 057992

## MINUTES

**Wednesday, January 17, 2024 7:00 p.m.**

Call to Order: 7:05\_ pm

Board Attendance: Andy Arnold, Dave Kasper, Jenn Mack, Beth Gordon

Guest Attendance: Dave Rahn

- Motion to approve December 2023 Board Minutes
  - Motion --Dave Kasper                      Second --Jenn Mack                      Approved? Yes

### **Finance Report: David Bowen / Beth Gordon**

Financial Report: Beth Gordon / Dave Bowen (available at  
<https://forrestgrovesestates.communitysite.com/>)

As of month ending Dec 31, 2023:

Total cash on hand was \$38,645 with \$24,639 in the operating account and \$14,006 in the reserve account.

Accounts receivable as of 12/31/23 were \$1,748 with the full balance past due. As of 1/08/24 this balance was unchanged. Notices will be sent out this month.

Operating Account

Variances: None over \$100.

Overall, excess of revenue over expenses for the six months ended was \$16,830 and better than budget by \$5,311.

Reserve Account

Overall, excess of revenue over expenses for the six months ended was \$1.

No activity.

Andy mentioned we may potentially be spending more on water, need to potentially reallocate from road maintenance but may need to vote and discuss in the coming months.

### **Committee Reports**

### Water and Sewer Report: Dave Kasper

- No much to report from Dave
- CDPHE
  - Not much update on instrument update
  - Currently collecting and retesting what Fred had submitted for effluent reading using Fred's methods
    - Tom is collecting a month's worth of data
    - He is doing it for Logan since he can come out more frequently
  - Large spike in water usage potentially due to holiday renters

### Road & Trash/Recycling Report: Jen Redfern

- Renters on 318 High Trails Dr have been having issues coming up the road in the icy conditions
  - Also having issues with the cars parking on the tennis courts as well
  - Liability of renters parking on HOA property
- Propose a policy of no overnight parking on HOA property/right of way
  - Dave Rahn will further prepare documents for review and speak with attorney for liability
    - Whether we can restrict STR seasonally if in best interest of HOA
    - Andy will then discuss issues with the owner of 318 High Trails Dr. about issues
- Proposed vehicle requirement for accessing High Trails Dr. with potential repercussions for violations
- Potential discussion of guard rails or other safeguards like road base for icy conditions on Upper High Trails Dr.
  - Beth will ask Tim about road base
- Action items for Upper High Trails Dr. will be on next meeting under New Business

### Old Business

- CDPHE
  - See notes in Water and Sewer section
- House Bill 22-1137
  - Dave will follow up on attorneys on opinions
  - Switching to monthly statements - need to make a decision
    - Dave cannot write documents without decisions on cadence of statements
    - Coming up on 20 day review period for Policy 8, Policy 7 has not yet started yet
    - Currently a quarterly statements with an option for owners to opt into monthly statements
      - Dave Bowen said we could switch but it is costly to mail assessments monthly
    - Difficulty to track different cadences to adhere to regulations if it falls into delinquency
      - Advised by attorneys to move monthly or same for all members
      - Would require changes to policies to meet state regulations
      - Andy and Beth will speak with Dave Bowen
    - Delinquency notices could occur at the end of the quarter
      - could have bookkeeping implications and will need to circle back with Dave Bowen
- STR items - continued

## JANUARY 2024 Board Meeting MINUTES

- 3% fee on revenue for each rental and \$200 annual licensing fee and drop the fee to managers
  - Motion to adopt new STR rate and fee policies Andy  
Second: Dave Kasper
  - Dave Rahn will provide draft agreement form about language on violations
- Security for mailboxes - continued
  - Will continue to discuss in next meeting
  - Beth measured and discovered that increasing size of shed is not possible due to dumpsters
    - Potentially could relocate the dumpsters to accommodate space
- Board supports Dave Rahn to upload addresses to Community Directory

### New Business

- Proposed draft of rules
  - Discussed above
- Monitor progress of road maintenance and snow removal
  - Special thanks to Snow Plow team for the work they have done on roads this winter
- Preliminary budget planning
  - Further discussion needed to shift allocation from road maintenance in spring for CDPHE compliance/water and sewer updates
- Review Reserve Study for financial needs
  - Will discuss next meeting
- Meeting will change from 2/21/24 to 2/20/24 since Andy will not be available

**Motion to Adjourn: Dave Kasper**                      Second: Beth Gordon                      Adjourned 8:31 pm

**Next Board Meeting:** February 20, 2024 7:00 pm – Zoom