

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

Topic: FGEHA September Board Mtg  
Time: September 20, 2023 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

## AGENDA

**Wednesday, September 20, 2023 7:00 p.m.**

Call to Order: 7:02 pm

Board Attendance: Andy Arnold, Dave Kasper, Jen Redfern, Beth Gordon

Guest Attendance: Stan Dunlap, Tracy Davis, David Bowen, David Rahn

- Motion to approve August 2023 Board Minutes
  - Motion -- Beth G.                      Second –Dave K.                      Approved? YES

### Finance Report: David Bowen / Beth Gordon

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

As of August 31, 2023

- Cash in the operating account was \$20,225.00 and \$14,005.00 in the reserve account for a combined total of \$34,230.00.
- Accounts receivable as of 8/31/23 were \$6,558. As of 9/17/23 this balance was paid down by \$5,166.00. Have just 3 people 30 days+ past due. Owners have been notified.
- Notes on variances greater than \$100
  - \$236 variance in Caretaker W&S was due to timing – YTD better than budget by \$1,164.
  - \$555 variance in sewer user fees was due to timing – YTD BTB by \$20.
  - \$386 variance in tractor parts and maintenance for repairs to both tractors needed after harsh winter last year to prepare for 2023-2024 winter

**Overall, excess of revenue over expenses for the two months ended 8/31 was \$7,056 and better than budget by \$3,333.**

RESERVE FUND - There was no activity in the reserve fund in the month of August.

- Tax Returns are completed and mailed to both Federal and State entities. No taxes were due with the filing.

### Committee Reports

## September 2023 Board Meeting MINUTES

- WAP Update – New WAP Coordinator needed –
  - Suggestion to advertise the open position in the newsletter and also at meet and greet on Oct 8th
  - Meeting on 9/19 was outdoors and it was pouring rain. Beth was planning to but did not attend. No one aware of anyone else attending.
- Fall Clean-Up Day not needed - will focus efforts on Spring Clean-Up Day
  - Discussed idea to coordinate community effort for a day in the fall for organized trip to the dump. Decided that fall cleanup responsibilities be with individual residents/owners and to each their own, as coordination falls on the same volunteers over and over
  - Item for newsletter NO large items or furniture in the dumpster - NO mattresses ever
  - Free box has a 3 day limit then items are to be removed by the person who left them there
  - Announcement that there will be no formal fall cleanup in newsletter, Pres can email and also post on BB
  - Post trash pick-up schedule and the dumpster dump schedule on the bulletin boards
- Tom Galvani – Planning to cut down spruce trees on his property and would make firewood available for residents. Advise Tom to post notice on bulletin boards rather than have it coordinated by the board.

### Water and Sewer Report: Dave Kasper

- Updates
- An invoice for C/T electric was received for \$1319.45 for repair of a circuit to the aspirator
- Dave K weeded the lagoons
- Fred Stephenson's monthly rate for testing services was \$900. He is retiring & the two new contractors will be charging \$500 each for this service
- We need to schedule a sewer line & lift station cleaning on the Rowland side.
- Dave K wants to explore containment of the chlorine gases in the pump houses
- There are branches poking through the lagoon fence & a few dead shrubs that need to get removed during spring clean-up
- One blower pump is out – The 2 blowers typically work as a team and go back and forth. Right now only one is working
  - It is an old pump and needs to be replaced - approx ~ 2600.00 with 5 to 6 week lead time. Dave would like to order - approved
  - Fred is retiring - His flat rate has been 916.00, there will be 2 people taking over for him so rate will go up to 1000.00 per month ( 500.00 each person )
- We need to generate a report for the state of Colorado explaining the discrepancy between the quantity of water pumped versus the quantity entering the influent. The report will require an engineer's stamp & is due November 30<sup>th</sup> 2023.
  - Amount of water that is drawn and what is actually flowing into the lagoons should be even - but it is not. This might be explained by the fact that one property has water going in but have their own septic, and could also be offset by irrigation and water for lawns
  - Report needs to be signed off on by a licensed engineer. Once we identify an engineer, Fred can give a tour to the engineer and possibly create a draft ( TBD will be whether he will or will not charge more money– but impression is that he will not )
  - Fred has the data - Dave K will get from Fred and work with Andy to compare data and
  - Fred had handled all of this in the past

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- Need to schedule the sewer line flush for Roland side
  - Jet-rodming for roto-rooter (~1200.00 ) then also need to have have Ball Septic (also~1200.00 ) come and finish the process – standard and budgeted
  - Will also look into new providers since rates with existing providers increased last year.
  - Will consult with Fred on options for this service
- Olin replaced Blower valve and used the last one of the shelf. Recommendation is to order a spare to have on hand- ordering from USA Blue Book - Approved to purchase
- String trimmer used to cut weeds on the sides of the lagoon to make room for the pulled weeds that were on the lagoons
- Class action lawsuit PFAPS from fire retardant used in area for wildfires - FGEHOA received a certified letter regarding becoming a plaintiff. We do have tests that were conducted for the substance and it was found in water supply. More research on whether the amount detected is outside of EPA standard and if it is worth joining the CA suit. Deadline to file to be a plaintiff is in the documentation.
  - Initiation of the process TBD - 10K public water agencies
  - Dave will try to reach out to James who works for Durango water entity for any insight
  - Possibly \$2-5K for Envirotech to test the water if it is required as part of joining the suit
  -
- We currently store chlorine in the well houses – The chlorine gas seems to be prematurely corroding the electronics at the well house. Important that we move the chlorine /store it in a job box of some kind
- Branches are poking into the lagoon area - need to trim the branches inside the fence of the lagoons in the spring

## Road & Trash/Recycling Report: Jen Redfern

- Roads
  - Snow plow drivers update – Tim will take care of the snowplow team
    - Jen believes that he has a roster in the works
- Trash / Recycling - Bear proof dumpster update
  - Jamie at WM - had thought Bear dumpster was delivered – so we should have it in coming weeks
  - Change to dumpster schedule will happen in October

## Old Business

- House Bill 22-1137
  - Still on the list of to-do
  - Delinquency is not uncommon
  - It is a documentation issue – we need to sit down and make sure that we are in compliance as far as notifications
  - Dave Rahn volunteers to look into House Bill and will report back to the Board
- Identifying Maintenance needs/tank cleaning - update on bids - see notes under Water/Sewer
- Finalize details for Community Workday weekend/Clean Up Day – will not have formal cleanup

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- John McGuigan working on re-staining the bus stop shelter
- Finalize details/coordinate for Fall Meet and Greet
  - Date: Sunday October 8<sup>th</sup> Confirmed @1:00 on Treasure Island – Tracy will donate funds. Potluck situation - Beth will get pizza and supplies etc. Jen will hand write signs to advertise.
- Distribute Annual Members report by September 30<sup>th</sup> – when writing - basic format should be in the rules - On the computer that Jen Mack has. Stan created and will look for again  
Topics for Newsletter - driveway markers – will have them at meet and greet and also leave at the mailboxes for a certain period of time.
- Assemble details for Fall Newsletter to be mailed with invoices 1st week of October
  
- Comments?

## New Business

- Invoice on the HOA Express - It is a valid invoice for the website. 324.00 for 12 months payable out of “office” category - will forward to Treas and bookkeeper
- STR - determine what the fees will be and how will they be collected
  - There is a process under rules and regs. Schedule to meet one on one to collect info on the issue and form a committee (Stan and Dave work with Andy) will need mtg to form and approve

**Motion to Adjourn:** yes    Second: yes                    Adjourned 8:18 pm

**Next Board Meeting:** October 18, 2023 7:00 pm – Zoom