

**Forrest Groves Estate Homeowners Association
Board of Directors Meeting
Zoom link: <https://unco.zoom.us/j/2819947151>**

MINUTES

Thursday, January 19, 2023 7:00 p.m.

Call to Order: 7:00

Board Attendance: Stan Dunlap, Dave Kasper, Beth Gordon, Jen Redfern

Guest Attendance: Susan Brown, Dave Rahn, Tim Wheeler

- Motion to approve November 2022 Board Minutes
 - Beth; second Jen. Approved

Finance Report: David Bowen / Beth Gordon

November & December Financial Report: Beth Gordon

NOVEMBER month end

- Cash on Hand as of 10/31/22 Checking \$17,943 Reserve \$10,003
- Notable variances in budgeted items were \$965 for Lab Fees and Water Testing and \$375 in legal fees for Covenant revision project
- Month of November ending with AR at \$5,634.00 - but subsequent payment have been made
 - Overall revenue for 5 months is better than budget by \$4937.00
 - Reserve Fund deficiency due to timing of reserve study project. Funds transferred to operating fund will be returned, and item is still better than budget by \$750.00

DECEMBER month end

- Cash on Hand as of 11/30/22 Checking \$19,988 Reserve \$10,003
- Notable variances in budgeted items were predominantly around water and sewer testing and due either to timing, or increased fees. Trash and recycling also more than budget by \$151 – but still Ok for year to date and potential billing adjustment in process.
 - Overall revenue for 6 months is better than budget by \$4283.00
- Month of December ending with AR at \$719.00 (and subsequent payment made)

Dave Bowen clarified Board action related to transferring funds between the Operating account and the Reserve account.

Committee Reports

- WAP Update – Probably will be many branches again this year. It has been suggested for families to bring their branches to the tennis courts at their convenience in May. Then, to open the workday to summer residents, move the workday/weekend for chipping to June 3-4.
- Saturday June 3 sounds like a good day for a Meet N Greet; details to be developed and out in the next Newsletter & email

Water and Sewer Report: Dave Kasper

- Updates
 - 12/23 the near catastrophe at the influent house/lift station averted by Olin – after the series of power spikes and outage, both pumps in the influent house stopped working. Also, the sump pump in the lift station did not re-start and the lift station was filling. It did not overflow. Olin was able to shut down the system and re-boot it so it was working properly. THANK YOU, Olin.

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- the good news about the GWUDI Testing – Fred received the final reports from the state and both wells are deemed sourced from ground water and are NOT under the influence of surface water. Temps in ground water – stable; surface water -- fluctuates. Science works.

Road & Trash/Recycling Report: Jen Redfern

- Roads – with about four feet of snow in the last week (90” for the season), roads are covered and narrowing. Please use extra caution at intersections and while backing out of driveways.
- Snow plow drivers update – Thanks to Tim Wheeler who has the schedule in place with four additional volunteer drivers (Olin Kane, Michael Rossback, Bob Ewing, Ryan Brooks); Big thanks to Olin for keeping the tractor & snow blower serviced; Kudos to Mike Corr for his help extricating the tractor so the sheer pin could be replaced.
- Letter (attached) from our previous attorney (Bud Smith) re Association responsibility for plowing on a shared driveway Forrest Groves Lane. A thick layer of loose gravel was added to that section, making snow blowing difficult. If owners wish to add gravel to areas that will be maintained by the Association, they should contact the Vice President for Roads first.
- Trash (one twice each week, one once a week through April)
- Recycling – unable to collect twice due to weather – next collection should be Wednesday 1/25

Old Business

- Amended and Restated Covenants – follow-up
 - DRAFT was emailed to our attorney, Doug Reynolds. He provided a red-line version for discussion. Those in attendance worked through clarifying wording on Recitals, Article 1 – Definitions, and Article 2 – Regulations and General Restrictions on All Properties. The remaining work will be done at a Special Meeting on Thursday evening, February 2 at 7:00 via Zoom. A brief Agenda will be distributed by email prior to the meeting.
 - Timeline TBD – once a final iteration is completed, it will be emailed to everyone. All 51 voting Members will later receive a ballot by mail to vote for or against these Amended and Restated Covenants. A majority vote is required to adopt them.
- Update on the Reserve Study process – Robbie Pepper from Facilities Advisors has submitted his draft. It will require some clarification. The Association will need to increase the Reserve funding gradually (e.g. \$5,000 + per year) to help head off the need for special assessments for large maintenance/replacement issues down the road.
- Update on FGEHA insurance – we have been informed that our Liability Insurance rate will be increased by about 20% since FGEHA allows Short-Term Rentals.

New Business

- Comments?

There will be a **Special Board meeting Thursday, Feb 2, 2023 at 7:00 pm** via **Zoom** to finish the work on the Amended and Restated Covenants. Agenda will be sent prior to the meeting.

Motion to Adjourn:

Next Board Meeting: Thursday, February 16th – 7:00 pm - Zoom