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

**Zoom link:** [**https://unco.zoom.us/j/2819947151**](https://unco.zoom.us/j/2819947151)

**MINUTES (APPROVED)**

**Thursday, September 15, 2022 7:00 p.m.**

Call to Order: 7:00 p.m.

Board Attendance: Stan Dunlap, David Kasper, Jen Redfern, Beth Gordon, Jill Corr

Guest Attendance:

* Motion to accept August 2022 Board Minutes: by   
  Second:   
  PASSED

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

* August Financial Report: Beth Gordon  
   Dave Bowen (available at <https://forrestgrovesestates.communitysite.com/>)
* Cash on hand as of 8/31/22 – Operating account $13,704 Reserve Account $10,003
* Overall revenue exceeded expenses in Aug and is currently better than budget
* Only 2 parties are over 60 days past due
* Tax reports for 2021-2022 have been prepared by Tax CPA Tamara Bronson for a fee of $500 and submitted the federal government (Form 1120H) and the State of Colorado (Form 112).

**Committee Reports**

* WAP Updates – Alex Graf was unable to be here for a previous meeting. We will try to set a date for interested parties to meet with him regarding the fire-ready status of their property.  
  Be sure to submit your volunteer hours on the yellow slips to support our contributed services portion of WAP membership and grant applications.
* Community Work-Day/Weekend September 17-18 – CANCELLED; List of projects posted  
   Projects that still need to be done: cutting dead trees weed-eating, cleaning tennis courts
* Firewood on upper High Trails – Reeder  
  Project – cutting dead trees on the Stables Lot – 9:00 Sat 9/17/22

**Water and Sewer Report: Dave Kasper**

* Update on Verde leak repairs 225 Verde Lane – work successfully completed by Chase Rule, CR Earthworks, Dolores 970-683-1540. Since the leak was not on the Association main water line, the owner assumed responsibility for the repairs. His efforts in resolving the 10 gal/minute leak are very much appreciated.
* Thanks to Dave for de-weeding the lagoons   
  Still need someone to clear weeds around the lagoons ---
* Update on Aspirators & pump problem  
  Influent house pump alternator needs to be replaced; Olin ordered part

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

* Roads
* Snow plow drivers update
* Trash / Recycling
* Architectural review report

The Owner of the home at 140 High Trails Dr submitted plans and plat to construct a free-standing 12’x16’ shed near the driveway. Contractor – Durango Handyman, Gabe O’Reilly, Michael Brennan. Even though the shed will be located approximately 40’ from the river, La Plata County Planning Dept (Eric Falk) provided the regs that indicate since it is under 200 sq ft, it is not controlled by the set-back regs. The owner proposal also indicated that the existing wooden deck will be replaced by Trex. Application was approved by the 2nd VP, Jen Redfern, who was diligent in examining the details. Thanks, Jen

**Old Business**

* Governance – “Self-Managed HOA Guidelines” DORA – Stan had provided the Board with a summary of a webinar presented by DORA (Dept of Regulatory Affairs) Division of Real Estate. From 2015 -2019, an option for HOAs was to contract with a CAM (Community Association Manager). That option was discontinued through the legislature/governor and CAMs are no longer licensed in Colorado. Since FGEHA is a self-managed community, like most of the other smaller HOAs in the state, the FGEHA Board assumes responsibility for the governance and operation of the Association. Four priorities should guide the Board in making decisions:  
  1. Put the Community first!  
  2. Communicate with the unit owners.  
  3. Develop and share a vision with the Board and owners.  
  4. Run the Association like a business – professionally, without emotion, uniformly enforced rules, records maintained properly and available to owners.
* Updating of Covenants – draft in works

Action Items – update

* Contact **Waste Management** – Jen
* Send mitigation hours to Mary – owners – in progress
* Removal of **dead trees** – Owners – started and in progress

Thanks to Morgan Reeder for dropping several dead trees on his property, bucking them and making them available to anyone who wants free firewood. Some dis-assembly required in splitting. Several volunteers to drop dead trees on Stables Lot.

* Contact Bookkeeper, Tax accountant and lawyer re gift cards for appreciation – Stan – still awaiting replies; will update on receipt
* Begin the **Reserve Study** process – Stan

Stan reported on the proposed contract with Facilities Advisors LLC, Robbie Pepper (970) 946-2352 that was tentatively approved by last year’s Board, shared copy of the agreement and supporting explanation with the Board. He requested a motion to approve the contract for one thousand dollars ($1,000.00) with work beginning this fall.

“Motion to approve contract with Facilities Advisors to conduct a Reserve Study for the Association for a fee of one thousand dollars ($1,000)”

Motion by:

Second:

Approved

* Begin updating of **covenants** – Stan

There are four different iterations of the covenants (1970, 1991, 1994, and 1997) not all of which agree. Preliminary draft was sent to attorney, Doug Reynolds.

**New Business**

* Sale of 152 Verde Lane closed. Welcome to Heather Garland
* 95 High Trails scheduled to close 9/27

**Motion to Adjourn:**  8:00 by

**Next Board Meeting:** Thursday, October 20th – 7:00 pm - Zoom