

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

Topic: FGEHA Board Mtg
Time: July 15, 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, July 15, 2024 7:00 p.m.

Call to Order: 7:17 pm

Board Attendance: Beth Gordon, Jenn Mack, Dave Kasper

Guest Attendance: Bryce Hunt, Dave Rahn, David Bowen, Stan Dunlap

● Motion to approve June 2024 Board Minutes

o Motion: Dave Kasper Second: Jenn Mack Approved? Yes

Finance Report: David Bowen / Beth Gordon

Financial Report: Beth Gordon / Dave Bowen (available at <http://fgeha.com/>)

Total cash on hand was \$49,845 with \$35,837 in the operating account and \$14,008 in the reserve account.

Accounts receivable as of 6/30/24 were \$1,210. This was paid down by \$450 as of 7/15.

Variances for year end:

\$450 over budget on Insurance

\$233 over dues & subscriptions for software and website hosting (saved in postage)

\$969 Over for legal fees - STR review and policies

\$3375 over for sewer expense - testing and maintenance

\$1305 over in water testing, \$692 over in user fees, still BTB overall of \$848 for water

\$1353 over in trash predominantly for clean-up roll away

Overall revenue over expense for 12 months stands at \$16,777 BTB by \$25,114 due to deferment of road and saving in caretaker fees.

Budget was posted and included \$10/month proposed increased for monthly dues

Committee Reports

- Propose a new WAP Volunteer

- Jenn will add to agenda for Annual Meeting

Water and Sewer Report: Dave Kasper

- Dave Kasper will weed lagoon in the coming weeks
- Tom Riley thought there might be a leak on Rowland side, but turned out to be irrigation use
- No new news from Logan on new meter
 - May need time to gather enough data
- Rowland side sewer line jetrodded and lift station cleaned and pumped
 - Part of biannual maintenance
 - Dave Kasper will weed lagoon in the coming weeks

Road & Trash/Recycling Report: Jen Redfern

- Tim worked lower portion of Upper High Trails
 - Washed into ditch on south side of road
 - Frank and Tim worked to dig that section out
 - As condition of road allows, speed bumps will be installed along Verde

Old Business

- Final Budget approval
 - Motion to approve Final Budget
 - Motion: Beth Gordon Second: Dave Kasper Approved? Yes
- Assemble of year end financials
 - David Bowen will circle back with Beth on this
 - Reminder upcoming Annual Meeting email blast and \$160/month ACH
- Assemble details for summer newsletter
 - New Officers
 - Monthly cadence for statements
 - Still looking for a third volunteer board member

New Business

- New board member confirmations
 - Two volunteers: Troy Ross, Tom Galvani
 - Jenn volunteered to continue her position until the third position is filled
 - Welcome both new members during the Annual Meeting
- Bryce Hunt requested information and insight into potential remodel of garage to living quarters for prospective home buyer
 - Challenge: meeting code requirements for county
 - Legal ADU to run as a business if used as a bed and breakfast
 - Would need to put in sewer line from garage but has water
 - ADU (accessory dwelling unit) unit vs STR unit - limitations to hookups for sewer
 - Board requested Bryce to email his request and the board will circle back with him
- David Bowen assuming additional responsibilities for STR management and feedback

- Need copies of STR agreements
 - Beth will scan documents to David Bowen
- Leverage Appfolio technology
 - Dave Bowen will research and report back
- Beth has scope of David Bowen's work and will go over and summarize it

Motion to Adjourn: Dave Kasper Second: Jenn Mack

Adjourned: 8:07 pm

Next Board Meeting: August 21, 2024 7:00pm– Zoom