**Forrest Groves Estate Homeowners Association  
Board of Directors Meeting  
May 19, 2022**

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

**MINUTES**

**Call to Order**: 7:01

**Board Attendance:** Stan Dunlap, Susan Brown, Joe Wise

Dave Kasper – absent, Treasurer: open seat

**Guest Attendance:** Mary Dunlap, Bryce & Elaine Hunt, Dave Bowen, Scott Forrest, Dave Rahn

**Motion** to accept April 2022 Board minutes

Motion by: Joe Wise

Second by: Susan Brown

April Minutes Accepted

**Finance Report: Dave Bowen/Mary Dunlap**

* April Financial Report: Dave Bowen (available at <https://forrestgrovesestates.communitysite.com/>)
  + Stan Dunlap: The balance will change by the end of May due to upcoming expenses.
* Stan Dunlap: Board is working on next year’s FY budget. Need to consider expenses and increase in costs of services.
  + It looks like operating costs could increase by 20%. Other associations investigated seem to have increases of 0-30%.
  + Association fees will need to be increased by $25 per month.
  + Board will approve the draft budget and under the new bylaws this budget will be disclosed to homeowners
  + Stan moved to distribute the draft budget to homeowners
    - Joe Wise moved to adopt the draft budget and distribute to homeowners
      * Susan Brown seconded the motion
      * Motion passed

**Board Updates**

* Reinstated Association Bylaws passed in May 2022 and filed with the town of Durango.
* Reinstated Bylaws went into effect in May 2022. Per the revised Bylaws, two people from the same household can not serve on the Board together. Therefore, Mary Dunlap stepped down as treasurer. Many thanks for Mary’s years of service on the Board.
  + - Beth Gordon is interested in becoming the Board Treasurer and has agreed to serve as interim Treasurer until the next Board is approved in July.
      * Joe Wise moved to approve Beth Gordon as interim Treasurer
        + Susan Brown seconded
        + Motion passed
  + Board Secretary, Susan Brown will be stepping down as Secretary, due to work responsibilities. She will continue her service until the new Board is voted on in July. responsibilities. Susan has also volunteered to continue managing the FG website and Facebook page.
  + Joe Wise is finishing up his 2 year term.
  + Dave Kasper’s term is up
  + Four (4) Board positions are now open.
    - Four (4) community members are interested in serving: Beth Gordon, Dave Kasper,

Jen Redern, and Jill Corr. Therefore, no election is required and these 4 community members will be voted in as Board members at the July annual meeting.

**Committee Reports**

* WAP Updates: Mary
  + So much mitigation is happening in the community and is really wonderful to see. Homeowners need to continue to log their hours for mitigation so that Mary can report these hours to WAP.
    - April hours: 60 hours
    - As of May 19: 45 hours
  + **Community Work Days**: The chipper and dumpster will be available for the community cleanup days and a number of people have signed up to do various tasks, e.g., working the chipper.
    - Cost of the chipper is $506 but the WAP grant should cover this cost.
    - Fire danger is high but Max will have hose available and the Fire Department has been notified of this work
    - No string trimmers or equipment that could spark a fire will be used during community work days.
    - Mary will be at the mailboxes on Sat and Sun at 9 am and will have earplugs and goggles.
    - Brice offered to haul debris from around the community on Friday
    - Joe recommends pine needles go into the regular dumpster
    - Tim suggested that people avoid throwing out bit pieces of decking, etc. but if these things are by the dumpster they should be placed in the dumpster last.
    - Pizza will be served at noon on Saturday at Treasure Island – bring your own beverage and join in the community gathering.

**Water and Sewer Report: Dave Kasper**

* Update on Verde Well pump problem:
  + Stan will update Dave Kasper)
  + Verde water pump dies (27 years old) Animas Well Drilling came out and the pump was replaced.
    - Tim comment: When higher temperatures hit, there is more stress put on the wells.
  + This situation brought up a few issues such as where renters or homeowners could get water. In the future, the Board could be more diligent in sharing this type of information by posting at the mailboxes and/or Facebook/Website.
  + Scott volunteered to let people get water from their cabin if needed.
  + Fred has shared that 12,000 gallons of water are being used daily – everyone needs to be judicious during the summer months – particularly with the current drought conditions.

**Road & Trash/Recycling Report: Joe Wise**

* Joe Wise: road work completed in May was well done.
  + Still need to lay down portable speed bumps and need to decide where to put them.
  + Tim comment: We have enough speed bumps so we don’t need to purchase more.
  + It would be nice to acknowledge snowplow drivers (volunteers) by providing gift cards ($100-$150) provide the gift cards as thank you for the service – extensive hours. These volunteers worked many hours keeping the community roads clear during the winter. They were plowing very early in the morning and late at night. Without them we would be spending thousands of dollars for outside services.
    - Tim comment: I don’t need a gift card
    - Stan will recognize these volunteers at the June meet n’ greet

**Old Business**

* Bylaws Committee Updates
  + Final Re-stated Bylaws were filed with the town of Durango: Reception # 1209559.
    - Revised Bylaws have been posted on the website.
* First Reading – **Policies will be** Tabled until the June 16th Board meeting
  + - A draft copy will be sent to members for feedback within 10 days of distribution. Feedback will be shared with and reviewed by the Bylaws Committee and Board.
* First Reading - **RULES,** will be tabled until the June 16th Board meeting
  + - A draft copy will be sent to members for feedback with 10 days of distribution. Feedback will be shared with and reviewed by the Bylaws Committee and Board.
* Joe Wise moved to have draft of Policies and Rules sent out to members and table adoption of final drafts until the June 16th Board meeting.
  + - Susan Brown seconded
    - Motion passed
* Short Term Rentals
  + - Scott Forrest comment: Appreciates the work put into the drafts and keeping the culture of the neighborhood. The rules look responsible but had a concern regarding the blanket statement regarding the 7 STR properties
      * Stan recommended that he read the draft Policy and Rules documents and then can discuss further.
      * Stan was unaware that the Forrest property was a rental and therefore will move to gandfather that property so that they are not required to adhere to potential future STR policies.
        + Joe Wise moved to grandfather 61 High Trails Drive into the short-term rental category

Susan Brown seconded

Motion passed

* + - Stan mentioned that there is one rental that is not in the Association and therefore not subject to the Association rules.
    - Proposed STR policy states that the owner of a rental will need to have a license and work with rental management to notify the Association of when rentals are happening. We want to curb surprise visits and potential gatherings, e.g., weddings, that may be planned.

**New Business**

* June 4th will be the communities summer meet n’ greet
  + Meet on Treasure Island at 1pm – pot luck

**Motion to Adjourn:**

Motion by: Joe Wise  
Seconded by: Susan Brown

TIME: 7:56

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