

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

Topic: FGEHA Board Mtg
Time: March 20, 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, March 20, 2024 7:00 p.m.

Call to Order: 7:03 pm

Board Attendance: Andy Arnold, Beth Gordon, Jenn Mack, Jennifer Redfern, Dave Kasper

Guest Attendance: Dave Rahn, Tracy Davis, Tim Wheeler

- Motion to approve February 2024 Board Minutes
 - Motion: Andy Arnold Second: Dave Kasper Approved? Yes

Finance Report: David Bowen / Beth Gordon

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

As of month ending Feb 29, 2024:

Total cash on hand was \$49,672 with \$35,666 in the operating account and \$14,006 in the reserve account.

Accounts receivable as of 2/29/2024 were \$6,008. with the full balance past due. As of 3/10/24 this balance was unchanged. Notices will be sent out this month.

Operating Account

Variances:

\$74 variance in insurance due to insufficient budget predicted Year-End will be over budget by \$450.00

\$372 variance in Sewer Testing due to timing – YTD better than budget by \$2

\$450 variance in Water testing due to timing in budgeting 0 still BTB by \$570.

Overall, excess of revenue over expenses for the 8 months ended was \$22,179 and better than budget by \$4,016.

Reserve Account

Overall, excess of revenue over expenses for the six months ended was \$1.

No activity.

Committee Reports

- No WAP Update
- Need to touch base with Will as we head into WAP season

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- Need to anticipate increases in insurance in Colorado

Water and Sewer Report: Dave Kasper

- Logan has been spearheading to regain CDPHE compliance
 - Need to budget \$3150 for supplies ex: meter, grounding rings, shipping costs, etc
 - Motion to approve the San Juan Water Services proposal to install meter
 - Motion: Andy Arnold Second: Dave Kasper Approved? Yes
 - Already submitted compliance plans to CDPHE
 - Has in original contract that activities for compliance at \$75/hr and estimates two hours of labor
 - Andy asked Logan to look at the data for inflow and outflow as it is suspected to be a data collection issue rather than a leak
 - Installing a meter is most important for infrastructure and tracking. It will likely be required by CDPHE at some point as well
 - Will likely be able to reallocate funds from road maintenance to alleviate additional costs for water and sewer
 - May be able to pay out of the operating fund
 - Clean out is biannual

Road & Trash/Recycling Report: Jen Redfern

- May is when we move to double dumpster disposal cadence
- Received a notification that a second swell in front of Joy and Will's house. Culvert may have collapsed. Jenn R. will check and report back.
- The association will not order magnesium chloride/dust mitigation at this time and perhaps get on a different cadence in the future. The board will have to determine what cadence to adjust for typical road services.
- Previous improvements might have brought roads to a better level that can withstand skipping some of the maintenance protocols.
- Tim Wheeler volunteered to put gravel down and grade the roads in the meantime this year to maintain roads.
- Motion to not order typical road services
 - Motion: Beth Gordon Second: Jennifer Redfern Approved? Yes
- Will plan to address bridge maintenance during Spring Work Day
 - Spring Work Day: 5/18 and 5/19
 - Jenn will speak to Olin regarding bridge maintenance and materials and board will organize effort for help

Old Business

- CDPHE
 - See water and sewer report
- Policy 7, Policy 13 and Fee Rules
 - Policy 8: Beth volunteered to get in touch with delinquent accounts
 - The board will send out notification to members and monthly cadence will be effective July 2024.
 - Information on policies will be included in the newsletter to members and information will be posted on the website. Prior to July, information should also be posted near the mail boxes.
 - Policy 7: Tim Wheeler provided comment on Page 1. Resolution 3.
 - Tim Wheeler provided comment requesting defining/clarifying 25% cap on STR's

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- Motion to adopt Governance Policy 7 and effective July 1.
 - Motion: Andy Arnold Second: Dave Kasper Approved? Yes
- Policy #13 Short-Term Rental Policy
 - This would become effective July 1, 2024 if approved.
 - Licenses to be renewed on a yearly basis need to be clarified - are they continual?
 - It was agreed that it should be continual and will be clarified in the language
 - Need to finalize Policy 18.3 for 2023 reporting
 - Motion to adopt Policy #13 Short-Term Rental Policy with the caveat to adjust the cap percentage to a number and provide clarity on renewal language as continuous.
 - Motion: Andy Arnold Second: Jennifer Redfern Approved? Yes
- Discussion on additional rules - continued for next meeting
- Security for mailboxes - continued for next meeting
- Preliminary budget planning - - continued for next meeting
- Review Reserve Study for financial needs - continued for next meeting

New Business

- May road maintenance
 - See Road/Trash report
- Assemble details for Spring Newsletter to be sent out 1st week of April
 - Spring Work Day
 - Policy updates
- Invoice preparations for April

Motion to Adjourn: Andy Arnold Second: Jennifer Redfern Adjourned 8:40 pm

Next Board Meeting: April 17, 2024 7:00 pm – Zoom