

## Minutes for February 9, 2021 VIA Zoom

1. Meeting called to order at 7:50 pm by Max Progar. Members present were Max Progar, David Kasper, Heidi Wise, Mary Dunlap, Maile Kane and non-board member Dave Rahn, Homeowner.
2. Approval of minutes from January 14, 2021. Wording needs to be changed. Approval of these minutes will be via email.
3. Committee Reports
  - Financial Report – Heidi Wise
    - Heidi made a motion to transfer \$6,000 to the Reserve fund. Mary seconded the motion and it was unanimously approved.
    - Financial report as of 1/31/2021:  
Total Income: \$8,813.10  
Total Expenses: \$4,045.39  
Cash on hand: \$43,013.08 (includes reserve fund)  
July 1, 2020: Income \$55,612.67 Expenses \$33,567.85  
Net through 1/31/21 \$22,044.82
  - Wildfire Adapted Partnership (WAP) Laura and Matt Dent
    - Clean-up day will be on May 22 and 23, 2021
    - WAP grant (if available) will be used to defray the cost of the chipper.
  - Water and Sewer Report – Dave Kasper – no report
  - Road Report – Mary Dunlap
    - Roads are icy and slushy which is typical for this time of year.
    - We are on the schedule for S & S schedule to get our roads worked on and dust mitigation done in mid- May.
    - Some homeowners have complained about the dust mitigation spray that is used.
  - Trash and Recycle Report – Mary Dunlap
    - There was a big dumpster fire on Friday night and the Fire Department put it out before it could do damage to surrounding trees. It is assumed that a homeowner put hot ashes in the dumpster.
      - Maile will make a sign for the dumpster warning about putting hot ashes in the dumpster.
4. Old Business
  - Insurance coverage update: We need to have 2 separate insurance policies and we currently have one. We need to get another insurance policy that will cover two months of assessments plus a reserve balance.
    - Max will explore insurance companies to become compliant with the state and find out the cost.

- Two Professional Accounting Services options were discussed: The Management Company and Harmony Real Estate LLC. It was felt that more information was needed before a board vote could be taken.
- Max and Heidi will investigate these two companies further and report back to the board. The board felt that we need to decide soon.

#### 5. New Business

- Newsletter items: 2 board openings, packages at mailbox building, Clean-up Day, no hot ashes in dumpster, no speeding, new children in the neighborhood.
  - Maile will create the newsletter and send it to board members for approval. Once approved, she will have it copied and given to Bookkeeper by March 17<sup>th</sup>.
- Computer issues: Computer is working okay for now.

Next regular FGEHA Board meeting will be on **March 11, 2021 via zoom at 7:00 pm.**

#### **Summary of Actions:**

##### **January:**

- Heidi will investigate reserve studies and share them with the board so that we can make a decision on how we want to set up our reserve fund. **completed**
- Heidi will lead the investigation on exploring options in the area and cost associated with these services. The board felt that we needed to explore all our options for management. **completed**
- Laura and Matt will come to the board meeting in February with some dates for our clean-up day.
- Max will discuss the changing over to QuickBooks Reporting with our Bookkeeper as well as needing to get a \$50,000 bond as required by DORA (see Section 38-33.3-306). **completed**
- Max will investigate the duties and cost of financial management options. **completed**
- Heidi will investigate the duties and cost of other financial managers in the area. **completed**
- Maile will announce in our next newsletter that homeowners need to retrieve their packages in a timely manner to help with theft of packages.

##### **February Actions:**

- Max will explore insurance companies to become compliant with the state and find out the cost.
- Maile will make a sign for the dumpster warning about putting hot ashes in the dumpster.
- Max and Heidi will investigate these two companies further and report back to the board. The board felt that we need to decide soon. This vote will be taken via Zoom.
- Maile will create the newsletter and send it to board members for approval. Once approved, she will have it copied and given to financial manager by March 1<sup>st</sup>.