

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

Topic: FGEHA Board Mtg
Time: April 17, 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, April 17, 2024 7:00 p.m.

Call to Order: 7:03 pm

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

Guest Attendance: David Bowen, Stan Dunlap, Tracy Davis, Dave Rahn

- Motion to approve March 2024 Board Minutes
 - Motion: Beth Gordon Second: Jenn Redfern Approved? Yes

Finance Report: David Bowen / Beth Gordon

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

- Total cash on hand was \$45,860 with \$31,853 in the operating account and \$14,007 in the reserve account.
- Accounts receivable as of 3/31/24 were \$1,754. As of 4/14/24 this balance was paid down by \$150.
- Variances over \$100 are:
- \$100 variance in sewer parts & maintenance expense was due to additional needs. YTD was \$730 over the annual budget
- Operating Fund: Overall, excess of revenue over expenses for the nine months ended was \$26,716 and better than budget by \$4,756.
- Reserve Fund: No change. Overall, excess of revenue over expenses for the nine months ended was \$2. There has been no activity in the reserve fund.
- Dave Bowen mentioned that there is a local option to make 5-5.5% that can be cashed out/liquid with no prepayment penalty. Dave will provide more information.

Committee Reports

- Application for Grant sent to Will but there was no movement, so Beth submitted it on her own
 - Beth let Will know she submitted
- Beth printed out slips forms for clean up and she will leave by mailboxes

Water and Sewer Report: Dave Kasper

- Water meter for sewer lagoons
 - Was going to be required by CDPHE in the future
- Tom Riley informed Andy that there may be a possible leak from the Rowland well 2 is up from 600 gal/day to 2600 gal/day

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- o Tom has been doing weekly readings and is likely a leak
- o effluent was only up 600 gal/day
- o Andy will connect Dave with Tom about this
- o Jenn M will alert homeowners on Rowland side via email
- Board should be aware that replacing the meter may only provide insight into a larger problem, if the meter accuracy and readings were not the reason for data discrepancies in the past.
- Tracy Davis inquired about a map of the sewer in the neighborhood
 - o likely is in the filing cabinet with Stan

Road & Trash/Recycling Report: Jen Redfern

- Culvert in front of Will and Joy's house may have collapsed. Jeff Redfern looked inside the culvert and there may be a large boulder inside, but needs to confirm.
- Spring Clean Up Day
 - o 30 yard dumpster is ordered
 - o Beth hung up banner and posted a job listing sign up sheet
 - o Delivery on May 16th if not by that Friday
 - o Pickup on Tuesday, May 21st
 - o Jenn let the driver know we need to make space for a chipper as well
 - o Chipper has been ordered from Target Rental
 - Same size as last year
- Bridge work will be on a separate day from Spring Clean Up days on Sunday, May 19th
- Stan Dunlap inquired about dust mitigation on the roads via meeting chat
 - o He highlighted that not providing dust mitigation this year could put previous road improvement/investment at risk
 - o Dave Kasper mentioned that it would be difficult to just do magnesium chloride on the roads without the roads being worked on first since the crown the roads and remove areas where puddles would occur
 - Jenn will check the possibility of doing dust mitigation without getting the other road services and the Board will look into if it can be feasible this year with the budget
 - o Since funds are being allocated for water and sewer work this year (with a new water meter, and getting into compliance with CDPHE) we may have to do less road services and pick up a different cadence for road work
 - ex: do road services in July and get billed in August to have expenses fall into a different fiscal year and would mean we do road services twice in a three year period
 - o Beth also suggested doing the watering down of the roads via a trailer and tractor to mitigate dust to use on alternate years

Old Business

- CDPHE - see Water and Sewer Report above
- House Bill 22-1137
- Policy 7, Policy 13 and Fee Rules
 - o The Board addressed Stan's suggestions and questions on STR policies
 - o The Board will be revising and clarifying the STR cap would be 13 licenses for the neighborhood
 - o The Board will revisit having an agent formalize a contract in order to adopt STR Policy 13 rule at a later date
 - Andy will be discuss with Stan in greater detail his concerns regarding this
 - o Motion to amend Policy 13 to change the STR cap to a 13 license cap instead of a percentage

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- Motion: Andy Arnold Second: Dave Kasper Approved? Yes
- Motion to approve Policy 7 amendments regarding attorney fees
 - Motion: Andy Arnold Second: Dave Kasper Approved? Yes
- Discussion on additional rules
 - Motion to approve Rule 4, Rule 4.2, Rule 18, Rule 18.1, Rule 18.2, Rule 18.3
 - Motion: Andy Arnold Second: Dave Kasper Approved? Yes
- Spring Clean Work Day - See Road and Trash Report
- Security for mailboxes - Not addressed in this meeting
- Preliminary budget planning
 - Fees going forward from Dave Bowen may not change significantly
 - Dave will review new STR policies and managing
 - Dave will work with Beth on budget template and get back with her
- Review Reserve Study for financial needs - Not addressed in this meeting

New Business

- Upcoming board position openings - need recruiting
 - Roles of President, Treasurer, and 2nd VP Roads and Trash positions are open
 - Beth will be posting information about recruiting board members
 - May entertain HOA management if needed and look at quotes
- Comments/suggestions?

Motion to Adjourn: Andy Arnold

Second: Jenn Redfern

Adjourned: 8:37 pm

Next Board Meeting: May 15, 2024 7:00 pm – Zoom