

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

Topic: FGEHA August Board Mtg
Time: November 15, 2023 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, November 15, 2023 7:00 p.m.

Call to Order: 7:02__ pm

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

Guest Attendance: Dave Rahn, Barbara Beevers, Tracy Davis, David Bowen

- Motion to approve October 2023 Board Minutes
 - o Motion -- Dave Kasper Second – Beth Gordon Approved? Yes

Finance Report: David Bowen / Beth Gordon

August Financial Report: Beth Gordon / Dave Bowen (available at <https://forrestgrovesestates.communitysite.com/>)

As of month ending October 31, 2023:

- Total cash on hand was \$36,925 with \$22,919 in the operating account and \$14,006 in the reserve account.
- Accounts receivable as of 10/31/23 were \$13,733. As of 11/13/23 this balance is unchanged.

Variances over \$100.00 in October were as follows:

Operating Account:

- The \$108 variance in office supplies expense was due to timing. YTD still better than budget by \$28.
- Overall, excess of revenue over expenses for the four months ended was \$11,400.00 and better than budget by \$4,854.00.

Reserve Account:

Overall, deficiency of revenue over expenses for the four months ended was \$1. There was no activity in the reserve fund.

Committee Reports

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Water and Sewer Report: Dave Kasper

- Olin and Dave replaced blower and both blowers are fully functional - ~ \$2500 bill
- 11/6/23 Rowland sewer jet rodded - a part of biannual maintenance - RotoRooter
 - Also cleaned the lift station tanks (pressure washed and pumped lift stations)
- Fred and Dave fixed lift station lid by bridge
- Misunderstood problem with chlorine gas problem - it is within the tanks
 - chlorine gas can dissipate - three systems drop chlorine into water
 - need to get a double containment tanks to mitigate - need to likely do in the spring and Dave will qualify for upgrade costs
 - All three tanks would be 40 gallon tanks for each location
 - Beth will bring over blue book to Dave
- Now we have two different contractors for water and sewer testing
 - suggested to solicit volunteers to clear paths to well houses - even during winter
 - Rowland wellhouse, verde house, effluent house, influent/blower house
 - Beth and Jenn Redfern will clear Rowland and verde houses; Andy will clear effluent/influent houses and monitor alarm
- Missed deadline for CDPHE in April for water and wastewater treatment facilities
 - well numbers what generating vs sewer influent gal/day is not match up
 - Andy has been working with Fred on data and there are discrepancies
 - ex: in winter months there is a massive disparity what we are recording for our sewer and what are going into our sewer lagoons
 - further investigation ongoing and potentially having a second party provide measurements to decrease the disparity between the numbers
 - Need to get an accurate measurement on sewer affluent
 - Andy would like to request for an extension to CDPHE

Road & Trash/Recycling Report: Jen Redfern

- Roads
 - Tim will remove speed bumps for snowplow
- Trash / Recycling update
 - each trash can will be emptied one a week and the other will be twice a week
 - Jenn will follow up about bear-proof dumpster
- Training for new snowplow drivers
 - Need one additional snowplow driver if possible

Old Business

- House Bill 22-1137
 - Dave Rahn prepared documents and checked against other HOA who have updated
 - Codified how delinquent accounts have to be handled
 - Need to move to monthly assessment
 - Beth has started researching and will be speaking with David Bowen
 - compiling a list of questions on how to do ie: enforced monthly billing cycle - might have some latitude

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- there is a discrepancy on how a person opts to pay
- Should be standardized to move everything monthly
 - For those who want to pay quarterly, can prepay for months to assist with standardizing
- Association is on a quarterly plan currently
 - Due one month after invoiced which is standard
 - it is more simple and less costly for postage to send out invoices, but many members are on monthly using ACH - which helps member stay current
 - changing to monthly does not feel worth the effort in David Bowen's position, but updating collections policy and get approval by attorney
 - Going monthly could cost associated about 8x in postage
- mismanaging a process could expose a liability
 - opt to update our policies by end of year and reconcile how we collect with procedures - Dave is committee for this
 - take Dave Rahn's documents to attorney who can provide recommendations and review
 - Jenn Mack will connect with Dave Rahn to automate communications

- STR items - continued
 - determine what the fees will be and how will they be collected
 - Process for collecting/management

New Business

- Security for mailboxes

Comments?

Motion to Adjourn: Dave Rahn Second: Jenn Redfern

Adjourned 8:21 pm

Next Board Meeting: December 20, 2023 7:00 pm – Zoom