

**Forrest Groves Estate Homeowners Association
Board of Directors Meeting
Zoom link: <https://unco.zoom.us/j/2819947151>**

MINUTES

Thursday, November 17, 2022 7:00 p.m.

Call to Order: 7:04

Board Attendance: Stan Dunlap, Dave Kasper, Beth Gordon, Jill Corr

Guest Attendance: Dave Rahn, David Bowen, Susan Brown

- Motion to accept October 2022 Board Minutes by Jill Corr
- Motion seconded by Dave Kasper
- Approved

Finance Report: David Bowen / Beth Gordon

- October Financial Report: Beth Gordon
 - Dave Bowen (available at <https://forrestgrovesestates.communitysite.com/>)
- Beth Gordon stated we have a balance of \$14,458, and a reserve of \$10,003.48, which is unchanged. We will need to watch the budget as more water testing has been demanded than what we have budgeted. Stan commented that we might need to reallocate line items for this. Dave K explained some of why this has come about.
- We now have 23 ACH users.
- David Bowen had nothing to add other than we did spend money from the reserve fund.
- **Committee Reports**
- WAP Update –
- Please send hours doing mitigation work to Mary Dunlap for our mitigation report.

Water and Sewer Report: Dave Kasper

- Update on “sanitary visit” from State of Colorado
 - Fred Stephenson and Stan reviewed CDPHE water requirements with the state representative and things look solid. We will have the full report in the next month or so.
- Dave K explained that we have been subjected to 2 tests on both the Rowland and Verde wells that are not typical, yearly tests. This is the reason for our budget possibly needing to be reallocated. The results were that we are at low risk and possibly no other filtration will be needed. However, this is up to the state.
- Dave K went on to explain that the water tank on the river side needed to be sealed and that satisfied requirements.
- The sanitary visit went well and that report is forthcoming.
- Stan added that we may need to fix a meter on a pump. Olin has already taken care of it.

Road & Trash/Recycling Report: Jen Redfern

- Roads –
- Everything is ready for snow and all snowplow drivers are in place.
- Beth noted that the bridge’s runner has been repaired and that Tim did the grading work discussed at the last meeting.
- Trash (one twice each week, one once a week); Recycling (picked up on Wed 11/2; next, 11/16, 11/30)

Old Business

- Amended and Restated Covenants – follow-up
 - DRAFT was emailed to all Members – feedback & suggestions will be emailed

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- Timeline TBD
- Stan updated us that by and large there was feedback from 13 owners on the proposed restated covenants.
- We then went through the following:
- Title page: Dave R suggests that we use the term Restated Covenants as opposed to amended covenants
- Definitions:
 - ADU - Instead of using the term guest houses, Dave R suggests we use the term ADU - accessory dwelling unit, as that is what current building codes are using.
 - Private Utility Lines - agreed to use
 - Tenant - agreed to use
- Article 2 - Proposed 2.2 Single Family Residence and ADU requirements
 - Beth confirmed that current ADU's will be grandfathered in.
 - Dave R suggests that the word "guest house" be changed to match the definition of ADU that the county uses.
 - Dave R suggested that going forward we mandate a 2 car garage on all new builds. Beth and Dave K objected and it was discussed. The board decided to drop this issue.
 - We discussed the height of new dwelling and it was decided that a dwelling should not be more than 28ft higher than the first occupied level of the home.
 - ADU interior sq footage does not exceed 900 sq ft was agreed, but Stan will be checking with our attorney regarding this and whether this can be restricted.
- Section 2.3 Pre-existing date change
 - July 1, 2022 is the date that existing structures may remain, be replaced or repaired (grandfathered in.)
 - Dave R is sending a clarified version of what he proposes to include.
 - Section 2.4 should be moved to rules and regulations was Dave R's opinion.
 - Section 2.5 Setbacks - agreed to keep at 10 ft
 - 2.6 - Proposed RV storage - agreed to accept as written
 - 2.9-2.10 - Rentals and short term rentals. We agreed that this needs to be rewritten. We discussed the need to protect salability while protecting the integrity of our neighborhood. This is also going to the attorney for clarification.
 - Section 3.2 - no change
 - Article 5 - no issue
 - Article 6 - no issue other than Dave R having a question about wording
 - Article 7 – Dave R suggested that section 7.1 Condominium Allowance and 7.2 Boundary Adjustment – Lot Consolidation be re-positioned into the Recitals. Accepted
 - Ballot/signature slip - we discussed the proposed plan to simplify voting by having ballots certified by the secretary. Jill Corr agreed to help with this.

Then, after drafting a "final" version for legal approval, we will email all Members the final version and include a ballot for approval or non-approval. This will be mailed with the Invoices & Newsletter the first week of January. Thanks to you all for your concern for keeping Forrest Groves Estates the place you wanted to live.

Update on the Reserve Study process – Stan

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- Stan toured the neighborhood with Robbie Pepper from Facilities Advisors so he could start accumulating data for the report that he will submit sometime in the next month.

New Business



Motion to Adjourn: Jill Corr

Seconded by Dave K 8:32

Next Board Meeting: Thursday, January 19th – 7:00 pm - Zoom