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

**Zoom link:** [**https://unco.zoom.us/j/2819947151**](https://unco.zoom.us/j/2819947151)

**Minutes**

**Call to Order**: 7:01 pm (mt)

**Board Attendance**: Stan Dunlap, Mary Dunlap, Susan Brown, Dave Kasper, Joe Wise

**Guest Attendance**: Kent Kaiser, Olin Kane, Dave Bowen (left after financial report out), Dave Rahn, Will   
 Thomas, Barbara Beevers

**Motion to accept March 2022 Board minutes:** Motion by: Mary, Second by: Dave Kasper, Approved

**Finance Report: Dave Bowen/Mary Dunlap**

* March Financial Report: Dave Bowen   
  (available at <https://forrestgrovesestates.communitysite.com/>)
  + See the website under Board Minutes for March financials
  + Stan and Dave are discussing upcoming budget planning and will bring numbers to Board
  + Association is in a good place for paying bills
  + Stan: Road expenses are expected to be $2,000 higher
    - * Likely could be paid out of the reserve fund
      * Could vote on funding at the June meeting
      * Preliminary budget – line item and details if they see something missing can add or cost has gone up or down can adjust accordingly – or anything missing
      * Work in progress
      * Many expenses have gone up for next year which means we need to determine how to cover them. will work on options and update accordingly

**Committee Reports**

* **WAP Updates: Mary Dunlap**
  + Submitting mitigation hours is how FG can apply for grant funds. WAP forms are posted on the bulletin board.
  + I have already received some hours from members! Please turn in all hours worked on your personal property and HOA property. This is excellent work by all out there working on your properties.
    - 16.5 hours have submitted hours to date and people will continue to submit hours as the weather warms up
  + May need to wait to dump trees because of dry weather and high winds
  + We need to spread the word about having residents sign up for the [Code Red app](https://www.onsolve.com/platform-products/critical-communications/codered-public-alerting/mobile/mobile-app-download/) on their phones so they can get the emergency messages if there is the need.
* Some limbs are already appearing on the tennis courts… with the strong winds and dry conditions, we may need to wait to add to this pile until closer to the cleanup date.
* Charlie Landsman will be hosting an informational meeting on May 10th at our Mailboxes to answer questions from 5:30-6:30. Please sign up at the mailboxes to attend and get this great information. Can reach him directly if you want a personal assessment.
* If your mitigation efforts require professional assistance, there is the possibility to receive tax subtraction from the state of Colorado. I would be happy to send you the information if requested. It goes for creating defensible space around structures, establishing fuel breaks, thinning woody fuels from around structures. It also can be used if machinery such as chain saws, hand tools, etc. are needed to clear areas.
* We have a need to clear a log jam from Treasure Island before the river is turned back on (approximately May 1-7) More on that later this week. Also, we have a need to rake and clear the creek lets running off the river west of the Island. Volunteers would be greatly appreciated. Talked with Olin and there is a lot of concern and could cause damage.

**FOLLOW UP DISCUSSION: Issue of fallen tree/water flow by Thomas property**

* Olin: I think we could remove the log jam but will need a tractor on Treasure Island and some volunteers. We can pull up onto the island but then need to figure out how to move from the island. Possibly April 23 or 24th –
* Mary will look for volunteers.
* Susan: Discussion on water drainage by Thomas property.
* Stan Dunlap: Need to pull logs and tree limbs in the creek to allow water to flow. Stan took a look and there are a string of trees in the ditch. Needs a lot of cleaning and then raking the bottom. If more digging is needed, once the dam opens in May we can look at diverting the water into the dam.
* Will Thomas: - We can do the clean-up but didn’t want to get too far into the process before knowing if there was a plan and what the rules are.
* Mary Dunlap: Talked to John and the water will turn on the 1st week of May. The gate can’t be touched once the water runs. Mary last year it didn’t fill the pond.
* Will look for volunteers to help clean out if needed.
* Tim: Cleans out every year up to the gate. Cautions not to do too much cleanout, there are policies as to how much is allowed. Headgate used downstream has a higher prioritized user. The certain volume you can use – when flowing I don’t believe there is a problem.
* Stan – recommends working from where normally splits and working on the area downstream, behind Mary/Stan/Will’s home .
* Stan: community work days are May 21-22.
  + Joe: a 20 yard dumpster and a 12” chipper has been reserved.
  + We had a lot of tree limbs fall and a lot are already by the dumpster so at 20’ dumpster may not be big enough.
    - * ACTION ITEM: Call to request 30’
      * Tim – larger chipper might be needed as well
  + Stan – Best for homeowners hold debris on property until we can chip what’s already onsite

**Water and Sewer Report: Dave Kasper**

* Update on Lead & Copper Testing – verify the absence of lead connections
  + No report
  + Stan: We will change our rotation so only need testing done every 3rd year.
    - Anyone that has lead piping should consider replacing it and maybe seek out grants.

**Road & Trash/Recycling Report: Joe Wise**

* Swales & speed bumps
* SS slated for April 29 - May 3 to remove debris on High Trails
* Will do a drive around and determine how much gravel we need
* Concerns from 20 Verde lane about High Trails rocks and gravel sliding done into Verde. Maybe get extra gravel and grate to keep gravel from sliding. The cost is unknown.
  + Beth can contact Joe
* Discussion regarding options to address this concern. It was recommended to talk with Jeff for input.
  + ACTION ITEM: Joe will call Jeff

**Old Business**

* Bylaws Committee Updates
  + Stan: The Bylaws Committee and Board have been working on revising the Bylaws since last summer
  + The lawyer has provided a few more clarifications
  + A special Board meeting will be held next Monday (4/18) to put a motion on the table to approve the final Bylaws draft.
  + Policies and Rules documents are next to be reviewed.
  + Bev: Appreciates all the work. Didn’t read the Bylaws draft in detail but it seems that the Board has a lot of power because 3 Board members can make any kind of rule or reg change, and that concerns me. Seems slippery slope.
    - Joe: Agrees but the stated that the Covenants would overrule this process and the new Bylaws, Rules, and Policies does away with this power requiring members to have a 51% vote.
  + Dave Rahn: These Bylaws are in compliance with Colorado regulations. The Bylaws are for how we govern not how we manage (process). The new Bylaws are an up to date model.

**New Business**

* Board elections
  + Any member in good standing may run for the Board
  + There are 3 positions open on the Board
  + May 1st – - 15th Members may submit nominations
  + Secretary will send biography sheets to nominees
  + May 31st: Deadline for returning biographies:
  + Week of June 1st: Ballots & biographies mailed to voting Members
  + June 25th deadline for returning ballots
  + Three-member Vote Tabulation Committee formed
  + Ballots will be counted at the Annual Meeting and results announced
* Roadwork dates: April 29th – May 3rd
* Cleaning the ditch up High Trails Drive
* May 4th: Dust mitigation
* Winter plowing / volunteer issue – 1099
  + Tabled discussion
  + Stan is in discussion with attorney about how to deal with
  + June 4th, 1:00 pm: Meet n Greet at Treasure Island
    - Potluck and individual drinks
    - Volunteer Appreciation
* Stan: Correspondence from homeowner with a concern of a dog off-leash. A conversation has been had with the owners of the dog. Need to remind everyone that dogs need to be on leash in the community and be aware of dogs barking now that windows are open
* Barbara would like to see the community survey happen

**Motion to Adjourn:**

Motion by: Joe  
Seconded by: Dave

TIME: 8:07

**Next Board Meeting:** Thursday, May 19th – 7:00 pm/location Zoom