

Forrest Groves Estate Homeowners Association

MINUTES: June 10, 2021

VIA Zoom

1. Meeting called to order at 7:02 pm by Max Progar. Members present: Max Progar, David Kasper, Mary Dunlap, Joe Wise and Maile Kane. Non-board members: Stan Dunlap, Bookkeeper, Laura & Matt Dent, WAP and Dave Rahn, and Tracy Davis, Homeowners.
2. A motion was made by Joe to approve the minutes from the May 13, 2021 board meeting and seconded by Mary and unanimously approved.

3. Committee Reports

- Wildfire Adapted Partnership (WAP) Laura and Matt Dent
 - 66 hours of mitigation work was recorded so far and a note will put in the newsletter.
 - Our FireWise Status needs to be reinstated and the Dents are looking into restated it
 - We discussed having the Fire Department come out and flag properties to indicate their defensibility against fire.
 - Discussed setting up an email for the HOA.

Note: Matt and Laura Dent leave meeting.

- Financial Report – Joe Wise/ Stan Dunlap
 - The final 2021-22 Budget will not be ready until the end of our financial year. It will then be presented to the Homeowners for approval at our Annual Meeting on July 6.
 - Stan Dunlap stepped down from Bookkeeper role. The board will investigate a replacement.
 - Stan expressed interest in being on the board and Tracy Davis stated that Stan could take her place as a possible board member
- Water and Sewer Report – Dave Kasper
 - The test for ground water under the influence on our Verde Well showed a low risk and no mitigation needs to be done. Another test will be done in July.
 - The leak at 20 Forrest Lanes is fixed.
 - Sewer repairs were \$3,202.
- Road Report – Mary Dunlap
 - Road work was done to our satisfaction. The bump and swale were adjusted
 - Tim Wheeler installed our moveable speed bumps at various areas.
- Trash and Recycle Report – Mary Dunlap
 - The correct dumpster was not delivered for our clean-up day but a smaller one was delivered.
 - A “bear safe” dumpster has been requested.

4. Old Business

- Tree cutting on Treasure Island
 - Homeowners were contacted. In the future written permission from the board needs to be granted before any cutting of trees on HOA common grounds.
- Proposed Amendments to FGEHA By-laws were discussed.

- Maile made a motion to table this proposal and Dave K. seconded it. Unanimously approved.
- Dave Rahn's financial proposal – Joe made a motion to table this issue since we are having a change in our bookkeeper, Dave K. seconded it and it passed.
- Newsletter items: No Fireworks in FGEHA, what RED FLAG warning means, what Stage 1 restriction ban means, watering policy, conservation of our water, be aware and respect your neighbor when it comes to loud noises and possible flagging of properties to show fire defensibility.
- Dave K. took a picture of our fence and sent this picture to Eric from Agritek Fence Company to get an estimated cost to fix it.

5. New Business

- Proposed new board members are Susan Brown and Stan Dunlap
- Plan agenda for the Annual Meeting: Discuss email and expansion of website.
- Issues to be discussed with new board in July:
 - Water Meters
 - Increase the website capabilities – along with email issues
 - Find a new Bookkeeper
 - Decide on Board positions
 - Change of July Board meeting to Wednesday July 14 at 7:00.

6. Complaints or concerns.

- A written complaint was received from 20 Verde Lane regarding increase in rocks falling from the section of High Trails Drive behind the property and toward the bottom of the hill. The road seems to be widening at the top while the hill underneath seems to be diminishing. The property owner asked that the board investigate, make recommendations to improve the condition.
 - Action: Max will contact S&S Construction to make an appointment and Mary and Olin will meet with them.

7. Announcements:

- 12 properties have sold in our FGEHA with the last two years.

Meeting ended at 8:10 pm.

Next regular FGEHA Board meeting will be on **July 14, 2021 in person at 7:00 pm, place TBA.**

Annual Meeting will be on July 6 at 7:00 pm via Zoom.

Summary of Actions:

April, 2021:

- Dave Kasper will take a picture of the damaged sewer fence and email this to Artex Fence Company to get an estimate on the cost to repair it. **Complete**
- Max will explore our options about our person in arrears and report back at the next board meeting.

May, 2021

- Action: Laura will create three flyers regarding our work day: a schedule for the chipper, ask those who have ATVs to help haul trash and pizza party details. **Completed**
- Mary will order the pizza and drinks. **Completed**
- Fred, Water and Sewer Operator and his assistant will meet with owners of 60 Forrest Groves at 9:00 am May 14 to point out the leak. Water will need to be shut off until this leak is fixed. **Completed**
- Max will send a letter to the owners of 119 Verde Lane regarding the cutting of trees on Treasure Island. **Completed**

June, 2021

- Action: Max will contact S&S Construction to make an appointment and Mary and Olin will meet with them.

Bookkeeper Report May, 2021 as of 6/2/2021 **Reconciled**

Income

1,043.92

875.00

459.00

2,118.00 ACH

Subtotal 4,495.92

Dues 4,495.92

Interest (BSJ) 0.00 *Non interest-bearing checking account

TOTAL INCOME \$4,495.92

Cash on hand

RESERVE Savings Acct. \$10,000.00

Savings Interest .15

TOTAL SAVINGS \$10,000.15

BSJ Checking as of 4/30/21 \$31,1042.12

Checking available funds \$31,042.12

TOTAL AVAILABLE \$41,042.76

EXPENSES

Office

Bookkeeping 461.25

Professional 461.25

Roads, landscaping

Caretaker W?S (790 +100) 1,290.00

Sewer Test (114 +250) 364.00

Sewer Parts & Main. (494 + 2,708) 3,202.00

Water testing 72.00

Water parts & maint. 48.00

Trash/Rec	827.78
Utilities - Elec	558.39
WAP (chipper rental)	406.03
Operations	<u>\$6822.20</u>
TOTAL EXPENSES	\$ 7,283.45

TOTAL DEBITS	\$7,283.45
---------------------	-------------------

MAY INCOME	4,495.92
EXPENSES	7,283.45
NET FOR MAY 2020	2,787.53

JULY 1, 2020 - MAY 31, 2021	
Income	79,664.59
Expenses	59,590.61

NET thru May 31, 2021 20,073.98

UPCOING MAJOR EXPENSES

Road	18,000
New State water testing	1,500
New State testing-labor	2,000
Other typical expenses	<u>8,000</u>
GUESSTIMATE	29,500
ANTICIATED 4 TH QTR INCOME (total)	17,500

Guesstimate As of 6/30/21

Checking Account Balance	4,500
Reserve	10,000