

Forrest Groves Estate Homeowners Association
Minutes for March 11, 2021 VIA Zoom

1. Meeting called to order at 7:03pm by Max Progar. Members present: Max Progar, David Kasper, Mary Dunlap, Maile Kane. Non-board members: Stan Dunlap, Bookkeeper (FYI Stan leaves meeting after the Financial report), Matt and Laura Dent , WAP Ambassadors and Joe Wise, homeowner.
2. A motion was made to regretfully accept Heidi Wise's resignation as Treasurer and to accept Joe Wise as her replacement until the end of her term in 2022 by Maile Kane, seconded by Dave Kasper and unanimously approved.
3. A motion was made by Mary Dunlap to approve the minutes from February 11, 2021 board meeting and the minutes from Special Session on February 25, 2021, seconded by Maile Kane and unanimously approved.
4. Committee Reports
 - Financial Report – Stan Dunlap
 - We are in good financial shape for the year (see Bookkeeper Report).
 - The state of Colorado might raise the testing requirements for the Rowland Well (see Water & Sewer report).
 - A motion was made by Dave Kasper to transfer \$6,000 from our checking account to our Reserve Savings Account, seconded by Maile Kane and unanimously approved.
 - Insurance coverage was increased but the premium remains the same. The following buildings are covered by insurance:
 - #1 Influent Building
 - #2 Verde Well Control Building
 - #3 Rowland Well Control Building
 - #4 Water Tank and Building
 - The Reserve Study, which is a working document, is available.Stan Dunlap leaves board meeting.
 - Wildfire Adapted Partnership (WAP) Laura and Matt Dent
 - Plans are being made for our Spring Clean-up on May 22-23, 2020.
 - Water and Sewer Report – Dave Kasper
 - The 2021 Annual Review from the Bureau of Reclamation was passed.
 - The state is requiring us to test the Rowland Well for ground water under the influence of surface water this summer at a cost of \$5,235 (FYI Verde Well be tested in 2022). IF testing shows that we have ground water under the influence of surface water, then our HOA will have to remediate the situation which will incur a big expense.
 - On February 25, the circulating pump in the water tank was nonfunctional. Tim Wheeler fixed it.
 - Road Report – Mary Dunlap

- In April the board will need to decide on earth-built speed bumps or to use our rubber speed bumps. It was noted that the earth-built speed bump located near the entrance of the HOA has held up well during the winter.
- Road work is scheduled for mid-May.

- Trash and Recycle Report – Mary Dunlap
 - A smaller new dumpster was brought to replace our fire scorched dumpster. This smaller dumpster might not be sufficient to hold all the trash during the summer.
 - A 30 cubic feet dumpster will be brought in during our Spring Clean-up at a cost of \$850.

5. Old Business

- A special appreciation to Olin Kane who built a shelf over the mailboxes and to Tim Wheeler for fixing the circulation pump in the water tank.

6. The required insurance for our HOA as well as our Bookkeeper has been submitted to Mountain West for compliance with the State of Colorado.

7. New Business

- A special thanks to Heidi Wise for her dedication to our board.
- A special thanks to Joe Wise for stepping into the Treasurer position.

8. There were no complaints or concerns.

Meeting ended at 7:40 pm.

Next regular FGEHA Board meeting will be on **April 8, 2021 via zoom at 7:00 pm.**

Summary of Actions:

February Actions:

- Maile will create the newsletter and send it to board members for approval. Once approved, she will have it copied and given to Bookkeeper by March 17th. **ongoing**

Special Session Actions:

- Mary will write a letter to FedEx and UPS to ask them to please place packages on shelves so that don't impede the delivery of mail to our boxes. **completed**
- Olin Kane will build new shelves to accommodate more packages. **completed**
- Maile will remind homeowners in the upcoming newsletter to get their packages in a timely manner. **completed**
- Maile will make a new sign warning people to not put hot or warm fireplace ashes in our dumpsters. **completed**

Bookkeeper Report Feb, 2021 as of 2/28/2021 Reconciled

<u>Income</u>			
1,250.00			
625.00			
125.00			
275.00			
<u>2,202.00</u>	ACH		
Subtotal	4,477.00		
	Includes	Dues	4,477.00
Interest (BSJ)* 0.00 *Non-interest-bearing checking account			
TOTAL INCOME \$4,477.00			

Cash on hand	
RESERVE Savings Acct	\$ 4,000.00
Savings Interest	\$ 0.06
TOTAL SAVINGS	\$ 4,000.18
BSJ Checking as of 2/28/2021	\$37,956.41
Debits not cashed	\$ 0.00
Checking available funds	\$37,956.41
TOTAL AVAILABLE	\$41,956.59

Arrears 2/1/21 Under lien **\$2,504.89**

February, 2021 \$5,533.55 debits cashed

UPCOMING MAJOR EXPENSES

Insurance	~ 3,500
Road	~15,000
Sewer User fee	~ 4,000
Other typical expenses	~ <u>20,000</u>
Guestimate	42,500
New state water testing	5,235
To be split between fiscal years	
Current year	~2,618
Next FY ~	2,617

With 4th qtr income coming in, we could still Transfer **\$6,000 > RESERVE** if you so choose.

<u>Expenses</u>	
Insurance	992.00
Postage	.00
Office	992.00
Bookkeeping	800.00
Professional	800.00
Caretaker W/S	800.00
Repairs (PC)	44.50
Sewer tests	251.00
Sewer Tank Cleaning	1,075.00
Water testing	70.00
Water parts, maint., supp	0.00
Tractor fuel	48.90
Tractor Maint	4.10
Trash/Rec	828.65
Utilities – Elec	619.40
Operations	<u>\$3,741.55</u>
TOTAL EXPENSE	<u>\$ 5,533.55</u>
Uncleared expense	\$0.00
TOTAL	\$5,533.55

Feb Income	4,477.00
Expenses	<u>5,533.55</u>
NET for Feb, 2021	1,056.55

July 1, 2020 – Feb 28, 2021

Income	60,089.67
Expenses	<u>39,101.40</u>
NET through Jan 31, 2021	20,988.27