

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

Topic: FGEHA Board Mtg  
Time: June 19, 2024 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, June 19, 2024 7:00 p.m.**

Call to Order: 7:10 pm

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

Guest Attendance: Dave Rahn, Stan Dunlap, David Bowen

- Motion to approve May 2024 Board Minutes
  - Motion: Dave Kasper                      Second: Jenn Redfern                      Approved? Yes

### Finance Report: David Bowen / Beth Gordon

Financial Report: Beth Gordon / Dave Bowen (available at <http://fgeha.com/>)

- For the year ended, overall operating income was within \$39 of the budget.
- The \$450 year ended variance in insurance expense was due to increases in insurance premiums.
- The \$233 year ended variance in dues & subscription expense was due to increased costs for accounting software and the association website, this budget overage was more than offset by savings in office supplies and postage.
- The \$969 year ended variance in legal fees was for legal review of the STR and enforcement policies.
- The \$3,375 variance in year ended sewer expense due to additional testing and maintenance requirements.
- The \$1,305 year ending variance in water testing was due to increased costs for services; the \$692 variance in water user fees was due to increased fees for water; The overages were offset by savings in water parts & maintenance ending the year with a savings to budget of \$848 in water expense.
- The \$1,353 variance in year ended trash & recycling was due to haul away service for spring clean-up day.
- Overall, excess of revenue over expenses for the twelve months ended was \$16,777 and better than budget by \$25,114, significant savings were due to deferment of road maintenance and savings in water & sewer caretaker expenses.

### Committee Reports

- Beth submitted all hours for clean up day and receipts for chipper and waste management
  - obligation for grant has been met

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- Beth provided will with timesheets that were in mail and in the box but don't know if they have been credited in WAP portal yet

### Water and Sewer Report: Dave Kasper

- Logan replaced meter in effluent house to quantify for CDPHE compliance
  - meter has been installed
- There was a sewer break on Verde where two lines came together with four cleanouts. Rotorooter discovered
- Contracted with M&R Services and estimated costs
  - Gene Thomas provided context that the area was damaged during the construction of a ramada and provided to pay for repair
  - Dave will email the bill and information to Gene and let M&R know
- Rowland sewer was jetrooted by Rotorooter and is the same cost as it was in the fall
- Tom Riley thought there may have been a leak on the Rowland side, and Dave notified the neighborhood. He followed up that there was a usage spike but suspects irrigation might be causing this
  - There is no suspected leak, just more irrigation use
- Tom Riley requested the door to Verde Well be fixed
- Logan wants lagoon weeded and Dave will do so in July
  - Dave will let Jenn Redfern know and she will work with the string trimmer

### Road & Trash/Recycling Report: Jen Redfern

- Bill for rollaway cleanup was \$1200

### Old Business

- Security for mailboxes - will be revisited in FY 25
- Review Reserve Study for financial needs
  - Budget was sent to Andy and was to be distributed
  - Came up with a combined budget and a separate tab for Operating Budget and Reserve Budget
  - Stan had identified a discrepancy in assessment numbers
    - Dave Bowen walked through budget with no assessment increase and other options
  - Stan asked who will be managing STR application and fee collection/management
    - Board is considering options to include David Bowen doing so for an additional charge, or outsourcing this as a part of a larger discussion. It will not be a board member however.
  - Will be uploaded to website for public comment after David Bowen updates numbers
- Recruiting for upcoming board position openings - updates
  - Only one person has been nominated but Jenn Redfern will reach out to another person to circle back with their interest
  - Ballots and biographies for Board Election
    - Troy will be sent the biography template

### New Business

- Final Budget approval
- Assemble of year end financials
  - David Bowen and Beth will work on that
- Annual Meeting Date and finalize schedule for Annual Meeting

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- July 20th 4pm will use the ramada between 117/119 Verde for the Annual Meeting
  - Email and post on website
- Signage needs to be put up
- Assemble details for summer newsletter
  - Who the new board members
- Annual Meet and Greet
  - Fall Meet and Greet in September
  - Will discuss details in August HOA meeting
- Evaluate Board Master schedule for changes
- Comments/suggestions?
  - Dave Kasper and Beth spoke about the Board reaching out and meeting with HOA property management companies

**Motion to Adjourn: Beth Gordon** Second: Jenn Mack Adjourned: 8:56 PM

**Next Board Meeting:** July 17, 2024 7:00 pm – Zoom