

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

MINUTES

Thursday, August 18, 2022 7:00 p.m.

Call to Order:

Board Attendance: Stan Dunlap, Dave Kasper, Jen Redfern, Beth Gordon; Jill Corr was ill

Guest Attendance: Dave Rahn, David Bowen, Susan Brown, Mary Dunlap

Motion to approve slate of FGEHA Directors / Officers for 2022-2023

President – Stan Dunlap

1st VP – Dave Kasper

2nd VP – Jen Redfern

Secretary – Jill Corr

Treasurer – Beth Gordon

Motion by: Jen Redfern

Second by: Dave Kasper

Approved

Motion to set monthly Regular Meeting dates

Third Thursday of each month, 7:00 p.m.

Motion by: Beth Gordon

Second by: Dave Kasper

Approved

Motion to accept **June 2022 Board minutes**

Motion by: Dave Kasper

Second by: Jen Redfern

Approved

Finance Report: David Bowen / Beth Gordon

- **July Financial Report** (available at <https://forrestgrovesestates.communitysite.com/>)

Dave Bowen generated and presented the July Financial Summary and full report. He explained the difference between Cash Accounting (which the Association used until 6/30/21) and Accrual Accounting (became effective 7/1/21) which was needed to comply with GAAP (Generally Accepted Accounting Principles). Cash in the operating account was \$6,628 and there was \$10,003 in the reserve account. Future reports will show the month and the year-to-date budget numbers. Beth asked about the “variances due to timing” and David explained that happened due to the apportionment of funds in the budget over the course of the year.

- **Budget Update: Stan**

Explained that the Annual Budget was prepared over several months during the spring of 2022. It included funds for the items identified as priorities (e.g. the Reserve Study) and reflected the increased costs in many categories that necessitated the \$25/month increase in the dues, the first in almost a decade. The Board does have the ability to adjust line items in the budget that show increases or decreases as needed, based on the monthly financial report and incoming invoices.

Committee Reports

- **WAP (Wildfire Adapted Partnership) Updates**

Mary is looking forward to working with our new county WAP representative, **Alex Graf 845-750-2914** or agraf@wildfireadapted.org Members may contact him to set up an appt for identifying concerns that may impact the ability of firefighters to defend their property.

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Mary also reminded everyone to be sure to get her the number of hours worked on mitigation so far this year. Those hours count as “contributed service” when applying for grants. More forms are available on the bulletin board.

There will not be funds to get a chipper for the fall, since the Chipper Rebate to the Association is only available once a calendar year. Dave Kasper mentioned that, several years ago, he applied for an Individual Grant that reimbursed him \$250 toward a chipper. Go to the WAP web-site www.wildfireadapted.org or contact their office at 970-385-8909 if you wish to do that.

Evacuation Route and plan – it is recommended that the Association develop this plan, especially since there is only one exit from the subdivision.

- **Community Work-Day/Weekend** September 17-18 – Is there a need for the clean-up weekend?

Some of the projects that need to be done: re-staining the bridge, weed-eating, cleaning tennis courts, pulling weeds in and around the lagoons, other??

Since there is usually a greater need for the big dumpster in the spring, it was decided to save the \$1,000+ for that workday. Since pick-ups for the regular dumpsters are Monday morning and Thursday early afternoon, the alternative would be for people to check the regular dumpsters the night before pick up and add your branches if there is room. Please be sure to leave some room for your neighbors to put in their household trash.

A list of projects will be made posted soon.

Question: Should the Community Work Day / Weekends be moved to June and August so summer residents can participate? Only possible conflict might be with the Chipper Grants which tend to be allocated early in the year.

Water and Sewer Report: Dave Kasper

- Update on Verde Well pump problem – the motor in the pump that was just installed in May died and left the south side folks without water. That was repaired by Animas Well Drilling and should be covered by warranty.
- Then there was the leak on the Verde side system, about 10 gallons/minute. After extensive searching, it was finally found as a broken valve to one house on Verde Lane. It was shut off and the owner is making arrangements to have the valve replaced. Had it been on the main line, it would have been the responsibility of the Association.

Road & Trash/Recycling Report: Jen Redfern

- Evaluation of condition of roads
All in all, the roads appear to be in better condition for this time of year than they have been in the past. This may reduce the need for road work in the spring after whatever winter brings us this year. The grading coming down High Trails, which pushed water into the ditch on the uphill side, seems to have helped with exception of one of our heavier July rains.
Speeding remains a concern, including delivery drivers and guests at the Short Term Rentals. Suggestion was made to purchase a radar gun of some sort, possibly connected with a fine.
- Tim Wheeler will go forward with recruiting and training snow plow volunteers. Thank you, Tim.
- Portable speed bumps? Will not be put down now, but any need for them will be evaluated in the spring.
- Jen Redfern will contact Waste Management to inform them that she will be our contact. Trash generally working well. Unfortunately, the every-other-week recycling pick-up tends to fill it up quickly. If it is full, please either save your recycling until after the next Wednesday pick-up or put it in the trash dumpster if you don't have the option to hang on to it.

Old Business

- Governance -- Re-stated **Bylaws** (Reception # 1209559) **Policies & Rules** Approved & in place
All of these are available on the FGEHA website.

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- **Architectural Review – Contractor in Community Form.** Rule #10 (along with #10A and #10B)
If anyone is planning to new construction or exterior remodeling, you must submit your proposed plans to the Board for review. The 2nd VP will work with you on details. Remember to check with La Plata County Building Dept to see if a Building Permit will be required for your project.

New Business

- Tuesday, August 23 “Self-Managed HOA Guidelines” Webinar 1-2
Stan will attend and relay relevant info to the Board.
- Updating of Covenants – Stan has assembled all four versions of the FGEHA Covenants. There are some discrepancies from one version to another that need to be resolved. Stan will begin work on a draft for Member review. Our attorney’s research has indicated that a simple majority is needed to adopt the updated covenants, which would mean 26 affirmative signatures from voting Members. Watch this space.
- Priorities for Fiscal Year 2023 (7/1/22-6/30/23)
Several suggestions were submitted. Many have already been identified and funded in this year’s budget. Several new ideas were presented for Board consideration, regarding updates to the CC&Rs, new landscaping, outsourcing of recurring maintenance needs. The question was raised as to whether we need to hire landscapers to deal with the hedge by the lagoons and weed removal. Feedback will be appreciated. Since the number of active volunteers is small and many owners never contribute to the upkeep of the neighborhood, Beth presented the idea of a fee that could either be worked off by volunteering or by paying the fee to the Association to pay to have work done. The Board will discuss this further, including determining cost for such a service. Member feedback would be appreciated.
- Acknowledgement of Volunteer Snow Plow Drivers -- HOW???
The idea of recognizing this important service will be pursued by the Board. The idea of gift cards was proposed as one possible option. Stan will consult with our bookkeeper, tax CPA & attorney for their perspectives.
- Mitigation of the increasing number of dead trees up the hill and the danger they pose in falling or being prime for a fire. Owners are encouraged to address the issue of dead/dying trees on their property.

Motion to Adjourn:

Motion by: Jen Redfern
Seconded by: Dave Kasper
TIME: 7:58

Next Board Meeting: Thursday, September 15th – 7:00 pm – Zoom

ACTION ITEMS:

Contact Waste Management – Jen
Send mitigation hours to Mary – owners
Removal of dead trees – Owners
Contact Bookkeeper, Tax accountant and lawyer re gift cards for appreciation – Stan
Begin the Reserve Study process – Stan
Begin updating of covenants - Stan