



**FORREST GROVES ESTATES**  
Homeowners Association

**Forrest Groves Estates Homeowners Association**  
**Board of Directors Meeting Minutes - DRAFT**  
**September 18, 2024, 7:00 PM MST**  
**Location: by Zoom**

Troy Ross Called the meeting to Order at 7:02 pm

Board Attendance: David Kasper, Jenn Brooks, Maile Kane, Troy Ross, Tom Galvani

Guest Attendance: David Bowen, John McGuigan, Stan Dunlap, Dave Rahn, Tracy Davis, Austin Priester

- Motion to approve August 2024 Board Minutes
  - Motion: Dave Kasper Second: Troy Ross Motion Passed Unanimously

**Finance Report: Maile Kane**

Financial Report for the two months ended August 31, 2024: by David Bowen (available at <http://fgeha.com/>)

Total cash on hand was \$54,509 with \$40,501 in the operating account and \$14,008 in the reserve account.

Accounts receivable as of 8/31/24 were \$1,429.

Overall, the operating fund presented an excess of revenue over expense for 2 months ended of \$4,337 and better than budget by \$1,694.

Overall, the reserve fund presented an excess of revenue over expense for 2 months ended of \$1,120 and better than budget by \$20.

**Committee Reports: Tom Galvani**

- WAP Update
  - Tom Galvani volunteered that he and/or his wife will be the WAP Committee Lead. Tom is actively looking for a new WAP representative for Forrest Groves as the prior rep is in a new district.

**Water and Sewer Report: Dave Kasper**

- Dave notified the board that the Rowland side will be jet-rodded and lift station pumped and cleaned next month as part of bi-annual maintenance.
- Troy updated the board that he had noticed that the lift station by the bridge had an alarm light flashing. Troy and Olin assisted in remedying this. Dave underlined the importance of notifying the association if anyone sees the alarm flashing to avoid issues with the system.
- Dave committed to repairing the pump house door across from Stan's home prior to winter snowfall.

**Road & Trash/Recycling Report: Tom Galvani**

- Tom updated the board that he received verbal confirmation from Waste Manage that the association is on a 3-year contract and is not up for renewal until May of 2026. Tom requested the contract from Waste Management by email. The email may have been sent to Jen Redfern; Tom will contact Jen to find out if she has the copy.
- Tom updated the board that the winter schedule has now been implemented for trash and recycling and Tom will double check the contract for pricing.
  - One trash dumpster twice a week, one trash dumpster once a week, and the recycling dumpster once a week.
- Tom notified that he requested bear proof trash bins to replace the current bins.

- Tom notified the board that Tim Wheeler has requested to begin preparations for snow removal needs. ● Tom updated the board that rains from this week overflowed ditch and that there may still be some minor design issues.
  - Tim Wheeler graded the road by High Trails and Verde intersection and in front of mailboxes to repair the washout.

### Old Business

- Board assignment of 5<sup>th</sup> board member Maile Kane
  - Motion: Tom Galvani Second: Dave Kasper Motion Passed Unanimously ● Confirmation of board positions:
    - Troy Ross President
    - David Kasper First Vice President, Water & Sewer
    - Tom Galvani Second Vice President, Roads, Trash & Recycling
    - Jenn Brooks Secretary
    - Maile Kane Treasurer
      - Motion: Dave Kasper Second: Jenn Brooks Motion Passed Unanimously ● Motion to remove prior board members Andy Arnold, Beth Gordon, Jen Redfern as association bank signors and administrative access to the association safe deposit box and from all association bank access and to add current and new board members David Kasper, Jenn Brooks (formerly Mack), Maile Kane, and Troy Ross as users and signors to the association operating bank account ending in 3077 and to the association reserve bank account ending in 6808 and the association safe deposit box. Tom Galvani will not be a bank signor as he does not live in the area full-time.
      - Motion: Troy Ross Second: Dave Kasper Motion Passed Unanimously ● Concrete pad installed on Treasure Island not approved by Board –Update
        - Tom and Troy suggested adding additional language to the association bylaws surrounding the rules for this type of construction on association common property to include a rule specifically against private construction on public/common property.
        - The board discussed sending a reminder via an email blast to all owners and referencing Rule 10.0. ● The board discussed that Zircon or temporary structures and rules surrounding them need to be updated. ○ Above-The-Water-Tank Road access fees were discussed, and it was agreed that the association would continue to accept the owner’s donation. David Bowen will email invoice annual to the owner. ○ Email blast to remind owners that statements will now only be emailed monthly; Jenn Brooks will do before October 1<sup>st</sup>.
- FinCEN Federal Corporate Transparency Act
  - Tom Galvani volunteered to take the lead on the reporting project and will be reaching out to board members.
  - Annual members report – David Bowen will complete this and reach out to Stan Dunlap with any questions.

### New Business

- Comments/suggestions?
- Proposed class action lawsuit
  - Tom covered the details involving different chemical companies for PFAS in water supply (BASF) ■ Including settlement forms and details that to receive a settlement amount requires water to be tested by lab. Dave Kasper believes the water was tested and did have PFAS above the threshold.
    - Dave Kasper stated that Tom Riley mentioned we might have missed the deadline, Tom Galvani will look further into it and report back to the board.

**Motion to Adjourn:** Troy Ross Second: David Kasper Meeting Adjourned **Next Board Meeting:**  
October 16, 2024, 7:00 to 8:00 pm – via Zoom

