

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

Zoom Link:

<https://zoom.us/j/94411277547?pwd=ZmhFOtA1T0JRa3JvVOZzZDVkd1VUUT09>

Minutes

TUESDAY, May 23, 2023 7:00 p.m.

Call to Order: 7:15 pm (Zoom link problems; used Google Meet instead)
Board Attendance: Stan Dunlap, Dave Kasper, Jen Redfern, Beth Gordon, Tracy Davis
Guest Attendance: Jenn Mack, Andy Arnold, Dave Rahn, David Bowen

- Motion to approve April 2023 Board Minutes
 - Motion -- Dave K Second -- Beth Approved-- YES

Finance Report: David Bowen / Beth Gordon

April Financial Report: Beth Gordon / Dave Bowen (available at <https://forrestgrovesestates.communitysite.com/>)
As of April 30, 2023

Cash in the operating account ...As of April 30, 2023

- Cash in the operating account was \$32,492 and \$9,004 in the reserve account for a combined total of **\$41,496.00**.
- Accounts receivable as of 4/30/23 were \$13,157. As of 5/06/23 this balance was paid down by \$2,250.00. \$9104 is current and set up on payment plans, and \$1,803.00 remains past due with collections notifications in place.

Notes on variances >or< \$100

\$175 variance in legal fees was due to counsel on the covenants project
\$220 variance in water testing due to increased cost (WTB by \$590 YTD)

- Overall, excess of revenue over expenses for the ten months ended 4/30/2023 was \$27,422.00 and better than budget by \$10,208.00.

FUND BALANCE – RESERVE FUND

- Availability of funds to transfer \$5000 > Reserve Funds??
- Updated look at Budget for 2023-24 – priorities

- Possible new needs and new funding
 - Security for mailbox building?
 - Second roll-away for non-organic cleanup?

Final 2023-2023 Budget to be approved by the Board at the June Board meeting

Committee Reports

WAP report for May 23,2023

Spring clean-up Update - Our spring cleanup days were held this past weekend and were again an amazing community effort with many of our residents helping in cleaning up their yards and then cleaning up our entire neighborhood. It's still a work in progress, but the large portion is now accomplished. It was great to see some of our new neighbors joining in. THANK YOU!

We exceeded the capacity of our 30 yard dumpster by another 5+ cubic yards... Yay. That much less available to be a fire hazard in the area. We counted over 24 people working their hearts out especially on Saturday morning. And we know there were more people working before and after the scheduled times. What a wonderful group effort.

Now, I just need you ALL to send me your hours of cleanup-including your own yards so that we will be covered by our WAP agreement. Either fill out a green sheet found up at the mailbox hut or email me

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your hours and what that entailed... I'm excited to report what a wonderful effort our group has made to keep us fire safe.

I will be leaving the ambassador position this July as it is time for someone else to enjoy working with the awesome organization and our homeowners. It is not a huge commitment but so very important for this HOA. It involves a one hour orientation and commitment session and then one meeting every 2 months generally at the fairgrounds in Durango. Also, the setup and signs for a cleanup day and then of course sending in the wonderful evidence of everyone's cooperation.

- For the record: none of the owners of the four properties used as Long-Term rentals and only one of the nine owners of Short-Term Rentals participated in the Community Work Day/Weekend.

Please don't put mulch or potentially combustible materials within five feet of the exterior of your home. They can easily catch embers and spread fire to your house.

Water and Sewer Report: Dave Kasper

- Updates – Morgan Reeder found the leak – it was in the last of water valves on his property, the only one he hadn't changed out yet. Thanks, Morgan. Fred confirmed that the flow rate returned to normal.
- April 26 – Fred found the power out in the effluent house. One of the breakers in the influent house had dies. It was replaced but will need to be watched.
- There was a problem in the influent house with the pumps. Olin identified the problem and ordered the replacement parts. He will install them when he returns from a quick vacation.
- Stan signed a new 25 year contract with the Bureau of Reclamation for 43 acre feet of water through May 15th, 2048. Annual payment for 22-23 is \$3,707. (FYI the payment 25 yrs ago was about \$2,200)

Road & Trash/Recycling Report: Jen Redfern

- S&S road work – June 26-28; after drive-around with Marc Perino (project foreman), it appears that the road base is generally OK and we will only need 2-3 truckloads of new material. Quantity of dust mitigation mixture won't change because Desert Mountain has to meet demands of the product specs.
- Identified need to replace culvert at 61 High Trails, partially crushed and needs to be lowered to keep grader from cutting into it– est. cost \$1800-2000
- Application of dust mitigation materials (lignosulfonate base), Thursday June 29, Please avoid driving from 9 am to 2 pm
- Even though we are pleased with S&S work and their knowledge of the neighborhood, as part of the Board's fiduciary responsibility, there was a suggestion to get competitive bids for future road work
- Trash removal will be twice a week for both dumpsters; recycle bin will continue to be dumped every other Wednesday.
- FYI Roll-off dumpster cost \$1000-1200

Old Business

Report on the voting by Members on "Amended and Restated Covenants"

I want to update you on the status of the vote on the Amended and Restated Covenants that we have now been working on for the past nine months. These Covenants include several sections of information that have been "elusive" to track down, such as

- the amendments added in 1994 & 1997,
- and other historical details.

We have worked to make this a comprehensive document that will guide future Boards down the road.

After Dave Kasper opened and counted the ballots as part of his role as 1st VP, the results were:

- 29 to approve,
- 12 to not approve and
- 10 ballots not returned.

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Therefore, with the approval of the owners of the lots and lands to which more than fifty percent of the votes in the Association are allocated, as of May 23rd, 2023, these “Amended and Restated Protective Covenants” of the Forrest Groves Estates and Silver Spruce Subdivision are hereby ADOPTED and shall become effective July 1st, 2023.

The Covenants also contain multiple legal reviews (over \$3,000) and input about laws and water decrees currently in place that have to be incorporated.

Stan was concerned that there were 12 owners who voted against adoption. The Board has certainly offered many opportunities for anyone to

- review various sections as they were being developed or
- attend a regular Board meeting or
- attend one of the four Special Meetings held during the development.

Unfortunately, no one came to either of the Zoom “Office Hours” to have their questions answered or express their concerns.

- Now that they are adopted, the Board will re-examine Policies and Rules to ensure alignment
What are the priorities with Rentals? Licenses, Owner License Fees, Rental Agent License Fee, renter Reservation Fee, annual Verification Form, Board review of License applications, renter compliance with Association (e.g. speeding, cleaning up after pets, damage to Association infrastructure, etc.)
Long Term
Short term – management

NEW BOARD MEMBERS:

- **Andy Arnold** - bio - *Andrew Arnold is the founder of Pioneer Development Company (PDC). PDC is a professional service consulting company that specializes in community, economic, real estate and land development. PDC works with dozens of cities across the country on development projects ranging from affordable housing to brownfield redevelopment. The company’s mission is to help communities make their development visions and goals feasible. Andrew founded PDC in 2022 with his wife Alyssa. Prior to founding the company, Andrew managed economic development projects at a national engineering firm. Andrew has also worked as a National Geographic Explorer in Kenya, and was a the director of Cross World Africa, a non-profit focused on community development in East Africa. Andrew received his bachelors and masters degrees from Cornell University.*
- **Jenn Mack** - bio - *My husband Ryan Mack, and I made the move to Forrest Groves Estates in the summer of 2021, bringing along our furry family members—two dogs and two cats. I am fortunate enough to work from home as a Revenue Operations Data Specialist for an education-tech company. When not at my desk, you’ll find me tending to my garden, walking my dogs around the neighborhood or exploring the nearby natural wonders. I look forward to connecting with all of you and cultivating a flourishing community!*

New Board members will be sworn in at the Annual Meeting on Saturday, July 15th, 1:00 pm on Treasure Island. At the end of the Annual Meeting, there will be a brief meeting of the new Board to elect Officers and set date/time for monthly Board Meetings.

New Business

- Meet N Greet –Sunday, June 4, 2023 Treasure Island 2:00 -- Bring a treat to share
- Member family gathering on Treasure Island 3-5 pm
- Annual Meeting –Saturday July 15, 2023 1:00 Treasure Island – we will be ascertaining how many Members will not be able to attend in person and will need accommodation to participate virtually in

Motion to Adjourn: Second: Adjourned 8:15 pm

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

NOTE: the Minutes contain some information sent by Officers in their written reports prior to the meeting