

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

Topic: FGEHA Board Mtg
Time: May 15, 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, May 15, 2024 7:00 p.m.

Call to Order: 7:04 PM

Board Attendance: Andy Arnold, Jenn Mack, Beth Gordon, Dave Kasper

Guest Attendance: Dave Rahn, David Bowen, Barbara Beevers

- Motion to approve April 2024 Board Minutes
 - Motion: Andy Arnold Second: Beth Gordon Approved? Yes

Finance Report: David Bowen / Beth Gordon

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

- Total cash on hand was \$44,314 with \$30,307 in the operating account and \$14,007 in the reserve account.
- Accounts receivable as of 4/30/24 were \$11,060 of which \$7,908 are set up to be ACH with a remainder of \$3,152 considered past due.
- As of 5/13/24 the balance was unchanged
- Variances over \$100 are:
- \$430 variance in sewer testing due to timing and \$1,125 variance due to water testing due to increase in cost and timing. \$792 variance in water fee usage. YTD was \$692 over the annual budget. Small variance in electrical
- Operating Fund: Overall, excess of revenue over expenses for the ten months ended was \$25,376 and better than budget by \$3,093.
- Reserve Fund: No change. Overall, excess of revenue over expenses for the ten months ended was \$2. There has been no activity in the reserve fund.

Committee Reports

- WAP Update
 - Did receive \$500 payment for WAP Grant
- Beth put slips for cleanup weekend by mailbox/bulletin board
- Beth is researching dead tree on Upper High Trails for removal and is sourcing information to pay for removal costs

Water and Sewer Report: Dave Kasper

- Dave reported a leak at 206 Forrest Groves and double checked Rowland Well
 - Turned out to be a running toilet and was an easy fix, but did cause loss of water

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- Dave is scheduling jet rodding and cleaning of lift station - cost \$2,897 last year for both services
- Dave will reach out to Logan regarding how he is billing
 - investigate extra processing fees
 - If we can change the timing of the testing this may help to save on processing fees due to minimum needing to be met (\$100)
- Ideally, jet rodding can be billed in June due to budget
- Tracy Davis requested to digitize the plat and place on website to know where sewer lines, easements, etc are
 - Dave will take to Basin Print and get digitized
 - Dave will reach out to Beth for expense

Road & Trash/Recycling Report: Jen Redfern

- Jenn Redfern was unavailable to provide report in person, but provided her report to Beth Gordon
- Marked tennis courts and provided additional space to not be close to residents' fence line
- Andy is picking up chipper on Friday from Target
- Jeff Redfern is picking up bridge runners and supplies
 - Bridge repair happening on Sunday at 9 am
 - Olin, Jeff, Jennifer, Jake, Tim and Beth will assist
- Not too much to chip compared to last year
- Dave has the community string trimmer and is under his apple tree
- Jenn Mack spotted a bear on Upper High Trails as it headed down the hillside onto Verde
 - Need to use chain and carabiners to secure dumpster doors

Old Business

- STR Rules
 - 18.1 - STR Rental fee Process
 - Motion: Andy Arnold Second: Beth Gordon Approved? Yes
- Additional Rules
 - Vehicle Parking Restrictions:
 - Motion: Adopt Vehicle Parking Restrictions Rule with the caveat that the language of 30 days in advance will be removed, approval to use the area to park can be done by approval from a board member/board of directors. Strike insurance policy and fee language and change language to include violations will incur a \$100 parking fine.
Second: Dave Kasper Approved? Yes
 - Trash and Waste Disposal: Approval with removal on language about deadline of when trash needs to be picked up and removal of styrofoam being a prohibited item to be dumped in dumpster
 - Motion: Adopt Trash and Waste Disposal Rule with the caveat that the deadline of 10 days for removal and prohibition of styrofoam in dumpsters be struck from the language and be updated
Second: Dave Kasper Approved? Yes
- Security for mailboxes - continued
- Preliminary budget planning
 - Beth and David Bowen have met twice regarding budget and are figuring out a way to not have to increase HOA dues
 - contingent on implementing STR percentage

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- conservatively estimating what it could look like
- David Bowen's fees will also be going up as his responsibilities increase
- Review Reserve Study for financial needs
 - \$300,000 short
- Recruiting for upcoming board position openings
 - Beth created signs for the bulletin board
 - Suzette Ross has showed interest in a board position if needed
 - Andy's position would be a 1 year term
 - Dave Rahn will provide information on HOA management services to board for review
 - Board will explore multiple options on potential outsource of some HOA responsibilities

New Business

- Tracy Davis requested Board approval for new fence construction
 - Motion: Second Jenn Redfern's approval of the designs for the fence as submitted by Tracy DavisApproved? Yes

Motion to Adjourn: Beth Gordon

Second: Jenn Mack

Adjourned: 8:37 pm

Next Board Meeting: June 19, 2024 7:00 pm – Zoom