

Forrest Groves Estate Homeowners Association
Minutes for May 13, 2021 VIA Zoom

1. Meeting called to order at 7:02 pm by Max Progar. Members present: Max Progar, David Kasper, Mary Dunlap, and Maile Kane. Absent Joe Wise. Non-board members: Stan Dunlap, Bookkeeper, Laura & Matt Dent, WAP and Dave Rahn, Homeowner.
2. A motion was made by Mary to approve the minutes from the April 8, 2021 board meeting and seconded by Maile and unanimously approved.
3. Committee Reports
 - Wildfire Adapted Partnership (WAP) Laura and Matt Dent
 - Finalize plans for our cleanup days.
 - After our work day, we will apply for a grant to cover half of the chipper cost.
 - Laura offered to copy and laminate signs if we send her the final copy.
 - Charlie, WAP Regional Representative will come this Saturday to evaluate the neighborhood, Laura will meet with him.
 - A dumpster will come on Friday and be picked up on Monday.
 - Action: Laura will create three flyers regarding our work day: a schedule for the chipper, ask those who have ATVs to help haul trash and pizza party details.
 - Mary will order the pizza and drinks.

Note: Matt and Laura Dent leave meeting.

- Financial Report – Stan Dunlap
 - Initial discussion of proposed 2021-22 budget.
 - 2021-22 Budget will be finalized in June.
 - Discussed current budget to date.

Note: Stan Dunlap leaves meeting.

- Water and Sewer Report – Dave Kasper
 - Water leak at 60 Forrest Groves Lane is on owner's property. Water was turned off and then turned back on by owner. We are losing a lot of water.
 - Fred, Water and Sewer Operator and his assistant will meet with owners of 60 Forrest Groves at 9:00 am May 14 to point out the leak. Water will need to be shut off until this leak is fixed.
- Sewer Report
 - Sewage repair at 20 Forrest Groves Lane was completed in a timely manner.
- Road Report – Mary Dunlap
 - Road work will begin on May 21. The last three houses -188 Forrest Groves, 160 Forrest Groves and 206 Forrest Groves- have requested that no dust retardant be used on their roads.
 - A speed bump will be placed on High Trails.
- Trash and Recycle Report – Mary Dunlap
 - We are on our summer schedule for trash pick-up – twice a week.

4. Old Business

- Finalize Work Day plans – see WAP Committee Report

5. New Business

- Proposed Amendments to the FGEHA By-laws discussion. No vote taken yet.
- State of Colorado Proclamation on our Water Quality during the last 2 years.

- Fred Stephenson is responsible for this award.
- Dave Rahn's financial proposal was tabled until June because our Treasurer was not at this meeting.
- Newsletter items: Announcement of Water Quality, Even/odd watering days, pleas to save water, recycle, potential board members with background, fire alert and sign (Red Flag), general meeting place in case of emergency, mindful of excessive noise, availability of weed wacker to homeowners, annual meeting, 11 homes were sold.

6. Complaints or concerns.

- Noise complaint from 318 High Trails Drive.
 - Letter was sent to 318 High Trails Drive about excessive noise.
- Trees were cut down on Treasure Island without board permission.
 - Max will send a letter to the owners of 119 Verde Lane regarding the cutting of trees on Treasure Island.

7. Announcements:

- State of Colorado Proclamation on our Water Quality

Meeting ended at 8:05 pm.

Next regular FGEHA Board meeting will be on **June 10, 2021 2021 via zoom at 7:00 pm.**

Summary of Actions:

April, 2021:

- Maile will create a list of jobs that need to be done and post this on the bulletin board by May 3rd. **Completed**
- Maile will put up the large sign on the corner of High Trails and Forrest Groves Lane on May 3rd. **Completed**
- Dave Kasper will take a picture of the damage and email this to Artex Fence Company to get an estimate on the cost to repair it.
- Mary will talk to the owner of the Amazon box with non-recyclable items. **Completed**
- Max will explore our options about our person in arrears and report back at the next board meeting.

May, 2021

- Action: Laura will create three flyers regarding our work day: a schedule for the chipper, ask those who have ATVs to help haul trash and pizza party details.
- Mary will order the pizza and drinks.
- Fred, Water and Sewer Operator and his assistant will meet with owners of 60 Forrest Groves at 9:00 am May 14 to point out the leak. Water will need to be shut off until this leak is fixed.
- Max will send a letter to the owners of 119 Verde Lane regarding the cutting of trees on Treasure Island.

Bookkeeper Report April, 2021 as of
5/2/2021 Reconciled

Income
3,125.00
204.00
2,209.00
1,875.00
834.00
66.00
1,855.00
2,043.00 ACH
Subtotal 12,211.00
Dues 12,211.00
Transfer Fee

Interest (BSJ)* 0.00 *Non-interest-bearing checking account

TOTAL INCOME \$12,211.00

Cash on hand

RESERVE Savings Acct \$10,000.00
Savings Interest \$ 0.18
TOTAL SAVINGS \$ 10,000.49

BSJ Checking as of 4/30/2021 \$33,829.65 Debits not
cashed \$ 0.00

Checking available funds \$33,829.65
TOTAL AVAILABLE \$43,830.14

Arrears 5/1/21 Under lien **\$2,860.67** April,

2021 \$6,367.09 debits cashed

- UPCOMING MAJOR EXPENSES

Road ~16,500
New state water testing ~ 1,500
" " Labor ~ 2,000
Sewer work – 20 FG Ln ~ 3,000
Other typical expenses ~ 12,000
GUESSTIMATE ~ 35,000

ANTICIPATED 4th QTR INCOME ~ 5,500

GUESSTIMATE As of 6/30/21

Checking Account Balance ~ 2,500 Reserve ~10,000

Expenses

Misc 50.00 Office **3,356.55**

Bookkeeping 573.75 Professional **573.75**

Roads, landscape (shelves)
Caretaker W/S (790 + 100.00) 800.00 Sewer
tests
Water testing
Water User Fee 3,641.67 Tractor fuel
Tractor Maint
Trash/Rec 829.89 Utilities – Elec 471.78 **Operations**
\$2,770.12

TOTAL EXPENSES \$ 6,367.09

TOTAL DEBITS \$ 6,367.09

April Income **12,211.00** Expenses

6,367.09

NET for April, 2020 **5,843.91**

July 1, 2020 – April 30, 2021

Income **75,168.67**

Expenses **52,307.16**

NET thru April 30, 2021 **22,861.51**