

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

Zoom link:

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

MINUTES

Thursday, April 20, 2023 7:00 p.m.

Call to Order: 7:00

Board Attendance: Stan Dunlap, Jen Redfern, Beth Gordon, Tracy Davis;
Dave Kasper was unavailable but filed his report and forwarded his proxy statement.

Guest Attendance: Tim Wheeler, Mary Dunlap

- Motion to approve March 2023 Board Minutes
 - Motion -- Beth Second --Jen APPROVED

Finance Report: David Bowen / Beth Gordon

February Financial Report: Beth Gordon / Dave Bowen (available at <https://forrestgrovesestates.communitysite.com/>)

As of March 31, 2023

Cash in the operating account was \$29,063 and \$9,004 in the reserve account for a combined total of **\$38,067.00**.

- Accounts receivable as of 3/31/23 were \$824.00. As of 4/15/23 this balance was paid down by \$450.00, and all but \$80 of the remainder is under a payment plan. Huge thank you to our community for making this a priority!!!
 - Overall, excess of revenue over expenses for the nine months ended 3/31/2023 was \$26,684 and better than budget by \$9,138.00.

Notes on variances >or< \$100:

\$709 variance in Misc. is due to subscriptions for QuickBooks and Zoom licensing costs

\$375 variance in legal fees was due to counsel on the covenants project

\$162 variance in sewer/lab testing due to timing (but still BTB by \$151)

\$145 variance in water testing due to increased cost (WTB by \$290 YTD)

\$129 variance in tractor fuel was because our volunteer crew has been BUSY this year taking care of all the snow. (Tractor total WTB \$254 for FUEL and WTB \$354 for parts/maint YTD)

FUND BALANCE – RESERVE FUND

- Overall, deficiency of revenue over expenses for the nine months ended 3/31/2023 was \$999 and better than budget by \$251 due to savings in the reserve study project.
- Preliminary look at Budget for 2023-24 – Stan submitted a spreadsheet reflecting line-item expenditures through March 31, vis a vis the current budget and laying the foundation for needs for next year's budget (attached)

Committee Reports

- WAP Update – There is a grant opportunity that could provide funding for up to half of expenses paid for mitigation. It requires an assessment by Alex Graf to identify areas to be mitigated and an agreement to fulfill all the identified mitigation needs. Contact Alex at (206) 697-2613 for an appt.
- Spring clean-up --- Weekend of 3rd Saturday in May --- May 20-21, 2023. There will be a chipper and dumpster on the tennis court from Friday to Monday morning. Please stack limbs toward the back of the lot, perpendicular to Forrest Groves Lane with the larger part of the limb facing the Lane. After the dumpster is removed, please DO NOT leave any more materials on the lot. NO TRASH!

Water and Sewer Report: Dave Kasper

- Dave's email report: It was an uneventful month with FG water & sewer. That's generally good news.
- Olin discovered that the excess snow by the dumpsters was melting and causing an overflow of the lift station below the influent house. This in turn caused the pumps to run excessively. He also found an aspirator not working. He resolved all three issues. THANK YOU, OLIN.
- Water leak on upper High Trails – Stan sent email to them to check for leaks.

April 2023 Board Meeting MINUTES

Road & Trash/Recycling Report: Jen Redfern (with an assist by Stan)

- Roads –165” of snow so far this season
- There was some flooding on Forrest Groves Lane. The flow of the water has slowed down in recent days but we know that there will still be additional runoff. River has been increased to 700 c.f.s.
- Road work will start on June 12, followed by Desert Mountain doing the dust mitigation ... those dates are not 100% confirmed yet. Estimate was \$19,500, adjusted to include 2 speed bumps and 7 loads of road base. Our plastic/rubber speed bumps will also be deployed. Speed Limit = 10 m.p.h.
- If the new Covenants are adopted, the Association will assume responsibility for maintaining and snow removal on shared driveways. If all owners of properties that share a driveway prefer not to have this, all must submit a notice to the Board to be exempt.
- We had a great team of snow removers this winter!! As a homeowner, I greatly appreciate all of the hard work and time that they all donated! If each homeowner will acknowledge their time spent behind the tractor, it would be appreciated.
- Regular trash schedule will change in May through October. Both dumpsters will be emptied twice a week. I did leave a message but have not received confirmation.
- That is all the news I have to report.

Old Business

Amended and Restated Covenants – follow-up.

Timeline

- Presentation of Amended and Restated Covenants for Board approval
- If approved by the Board, resolution to mail ballots to voting Members
- Send Ballot and return envelope last week of April, due back May 10th
- Board “Office Hours” Sat 4/22 10-11 am, Thursday 4/27 7-8 pm via Zoom to answer Covenants questions. Link posted on the FGEHA website and in emails sent to all voting Members.
- 1st Vice President convenes Committee to tabulate votes and announce results
- If adopted, Board will re-examine Policies and Rules
- Motion to approve the adoption of the “Amended and Restated Protective Covenants” to be submitted to voting Members and returned no later than May 20th.

○ By: Jen Second: Beth

Dave Kasper was unable to attend this evening but submitted the following proxy statement:

“I think everyone involved with generating the covenants has acted with good faith & sincerity. It's important work & I hope it serves our community well for several years. I'm proud & grateful to have been involved & appreciate everyone's efforts. I vote in favor of approving the covenants for vote by the members.”

Discussion

Vote: Approved with one abstention

New Business

- Meet N Greet – Sunday, June 4, 2023 Treasure Island 2:00
- Annual Meeting –Saturday July 15, 2023 1:00 Treasure Island
- HELP WANTED: There will be two Board openings for next fiscal year.
- Comments?

Motion to Adjourn: Jen Second: Beth Adjourned 8:12 pm

Next Board Meeting: Changed to Thursday, May 23rd – 7:00 pm – Zoom