

**Forrest Groves Estates Homeowners' Association**  
**Minutes for Annual Meeting on July 11, 2020**  
**Via Zoom – Need to be approved and put on website**

1. Meeting called to order at 2:09 pm by Max Progar, President of FGEHA
  - Board Members: Max Progar, Garrett Hanks, Tim Wheeler, Heidi Wise and Maile Kane.
  - Homeowners: Joe Wise, Jane Wise, Dave Rahn, Lynn Rahn, Ashley Peterson, Page Buono and Ann Wheeler
2. Proof of Notice of meeting – Newsletter sent our 6/2020 and notice on Bulletin board posted June 10, 2020
3. Reading of minutes of preceding meeting- Maile. Approval of Annual Minutes of 2019. Moved by Garrett Hanks and seconded by Stan Dunlap and unanimously approved.
4. Report of Officers:

President, Max Progar

- Thank you to Maile for organizing everyone's thoughts as secretary.
- Thank you to Olin, Fred and Garret for maintaining our water and sewer systems.
- Thank you to Tim for his continued hard work maintaining our roads, scheduling our trash and recycling and keeping an eye on the free pile.
- Very successful tree removal done in the neighborhood as well as another great chipping/clean-up day. Thanks to everyone that helped out.
- Few big storms causing large trees to fall. This caused a few water and power outages. One electric tower was replaced by LPEA and the board took care of restoring the water.
- Busy time for the neighborhood. Be mindful of water use. We are running very high and close to capacity right now. Odd and even watering schedule.

1<sup>st</sup> Vice President in charge of Water and Sewer, Garrett Hanks

- Fred continues to do a great job of running our operation. We are lucky in many ways to have a good operator and good water.
- Fred is not the only one who is a tremendous help where the neighborhood water and sewer systems are concerned. Max, Tim, Stan, Olin, Jeff, Joe, and others have all helped in big ways at different times. Between Fred and the people listed there is a huge amount of institutional knowledge about our water system, and problems are solved quickly when they arise.
- Despite that good work and knowledge, there are still many knowledge gaps about our water system (line and cleanout locations for example).
- Our infrastructure is aging, and will continue to fail from time to time
- My recommendations going forward are:
  - Create a fund that can go towards the preventative maintenance/ updating of the water and sewer system, or pay for any major issues that may come up
  - Consider having the entire system fully mapped, or begin to map the known lines and fill in gaps as needed
  - Start a committee of knowledgeable owners to contribute to formalizing an institutional knowledge of the water and sewer system

## 2<sup>nd</sup> Vice President in charge of Roads and Trash, Tim Wheeler

### ▪ Road Report

Snow Plowing – In the past year we successfully maintained the roads through a relatively ‘normal’ winter. Using our new tractor/rotary plow combination the “Plow Team” of Olin Kane, Michael Rossback, Garrett Hanks, and Tim Wheeler kept the roads fairly well cleared and plowed at a minimal cost to the HOA. It is worth noting that we paid off the loan for the tractor this year, ahead of schedule which saved the HOA on interest costs. If any resident is interested in helping with plow duties this coming winter please contact the FGEHOA Board.

- Road Maintenance – For the past six or more years or so the HOA has had a contractor re-grade the roads and a dust suppressant applied at the beginning of each summer. In 2020 we again contracted for this to be done and also asked for and paid the road contractor to apply 10 loads of new gravel to worn high traffic areas. We also had a speed bump added at the entrance to the subdivision. Thereafter, a dust suppressant was applied. The road work like this is the single largest cost in our 2019-20 budget. In 2020-21 we plan to continue to add new gravel where needed in addition to the yearly grading and dust suppressant application. Driving too fast in the subdivision ends up costing us more in road maintenance, especially on upper High Trails Drive where a ‘washboard’ road surface can develop, so we ask everyone to please drive slowly (< 10MPH) through our subdivision.

Vehicular Bridge Repair – In August of 2019 Olin Kane led the repair effort to the vehicular bridge, replacing some broken and worn-down boards. A very helpful group of residents/volunteers assisted with this and saved the HOA significant cost in doing so.

### ▪ Trash & Recycling Report

In addition to our regular trash and recycling service provided to the HOA, we offered a roll-off dumpster and wood chipper in the fall of 2019 and spring of 2020 for residents to encourage fire mitigation woodland clearing as well as to allow large trash items to be discarded. Half of the wood chipper was paid for with a grant from Wildfire Adapted Partners - many thanks to Page Buono our resident WAP representative who coordinate much the chipping effort and secured a grant to help pay for the chipper. We plan to offer the roll-off dumpster again in the fall and the chipper too if we can secure grant funds again.

Unfortunately, we had a fire this spring in one of the trash dumpsters after hot ashes were thrown into it. We remind all residents to ensure ALL stove/fireplace ashes are completely cooled off before putting them into the waste dumpster.

The HOA also made and placed three pet waste bag dispensers throughout the subdivision. We ask that all pet owners use these bags to clean up after their pets, no one likes stepping in pet waste... Also please ensure that any pet waste bags you use are then put into the trash dumpster, please do not leave them on the ground for someone else to pick up.

We have had good resident compliance with putting only proper qualifying recyclable materials in the recyclables bin, thanks everyone. We continue to encourage all residents to be very careful about putting only proper qualifying recyclable materials in the recyclables bin as anytime it is contaminated with trash, we are charged a higher fee. Also, while we have offered a ‘free items’ space near the trash dumpsters, behind the mail shed, users continue to leave these items there much longer than the seven days allowed. We remind every user that you are responsible to REMOVE or dispose of anything left there longer than seven days. No one is available to clean up these items if left there for others to take for free, so please remove them after seven days. Failure to do this may result in higher fees for ALL users of the FGEHOA trash receptacles as we will incur higher costs to clean up these items, especially for things like lawnmowers, big screen TV’s, electronics, furniture, etc.

I wish to express my thanks to Stan Dunlap who helps all the Board members with his knowledge of the historical practices and experiences of the HOA, my fellow Board members, Max, Heidi, Maile, and Garrett who are so very generous in volunteering their time to help make the HOA

run smoothly and sort out problems as they occur, and thanks to the many other homeowners who have volunteered for cleanup days, wood chipping, bridge, sewer, and water repairs as well as just made great neighbors.

- Treasurer, Stan Dunlap standing in for Heidi Wise

Proposed budget for 2020-21 was presented. All our bookkeeping processes are in Quick Books. Our finances are stable and we are able to carry over some money to next year budget.

- Secretary, Maile Kane

Maile will be serving as Secretary for one more year.

5. Committee Report:

- Wildfire Adapted Partnership (WAP) – Page Buono

- Page will be moving in the near future. Another WAP Ambassador will have to be found. This volunteer position takes about 10 hours per year.
- We will need to seek another grant to cover the cost of a chipper in the fall.
- The Neighborhood Assessment will need to be updated next year.

6. Election of director

- David Kasper was voted on the board and will start at the August 10<sup>th</sup> Board Meeting. He will replace Garrett Hanks who is moving.
- Heidi Wise has agreed to continue as a board member for another two year commitment.

7. Unfinished Business- None

8. New Business- None

Meeting adjourned at 2:40 pm.

Next Annual FGEHA Board meeting will be in July of 2021.

Submitted by,

S. Maile Kane, FGEHA Secretary