

## FORREST ESTATES HOA ANNUAL MEETING

5-21-2022 held at 2932 Whitney Ln.

The meeting was called to order by HOA President, James Hughes at 10am. Copies of minutes of 2021, Treasurer's report and financials were available for anyone to take.

Since everyone had a copy of the minutes of 2021, they were not read but were approved.

12 people representing 8 properties were at the meeting.

David Austin gave the following report:

Comparative financial report for eleven months ending 4-30-22 is attached showing an increase in reserves of \$2105.67. Annual forecast for FYE 5-31-23 is attached showing an increase of \$3220. No member accounts are delinquent.

All required federal & state income & information reports have been filed.

Current cash balance is \$33483.52.

All required insurance coverage is in place.

Two properties changed hands during the eleven months ending 4-30-22

David asked that someone step in as treasurer in training for the next year as he feels the need to step down. Eric Jahnke indicated he would do this. He and David will begin working together. There was a motion & 2<sup>nd</sup> to approve this report. It was approved.

Concern over the weeds in the common area were expressed by several people. We have a contract to have the area sprayed twice a year. David Austin stated due to the winds we have had he's not sure the first spraying has happened yet. He should check with Josh Thompson to clarify this.

There were 2 questions that pertained to the budget & financial expenditures. One was about the amount for the Commons area. It was explained this is for the spraying of weeds twice a year. The other was for office expenses. The primary expense here is the online Quick books program we use. These explanations were satisfactory.

Lengthy discussion was held on the ongoing situation of each property having their own turn off valve at their pump. Daniel Ashurst volunteered to send postcards out asking people to indicate if they have a valve or not, if they don't know if they do and if they would like help putting one in. Putting this same information on the Facebook page and website would also be good in an effort to contact everyone. Via email David will encourage people to join the Facebook page and give them the website address. It was suggested that once we know how many don't have valves we see if there is a contractor who would give a reduced rate if he was doing a group in one area. At this point we can't force anyone to put one in. The subdivision has only had to turn off the water twice this spring and Palisade Irrigation turned it off once.

James reported that after talking with the city about blockages in the storm drainage system, that it depends on where the blockage is who's responsible to fix the problem. After more discussion it still wasn't clear on who is responsible. James will have a city engineer come out and look at things in hopes of more clarification.

A picture of the sign coming into the subdivision was shown. It is in need of painting & possible repair. There was much discussion about whether to fix this sign, do away with it or put in a new one that is nicer in representing our subdivision. David Austin moved & it was 2<sup>nd</sup> to restore this sign to its original state. The motion passed. Joanne Graham will check into the cost of painting/repairing it. David Austin will check with Fast Sign about making one that might fit over the top of this one. There were suggestions that residents submit pictures of signs from other subdivisions they feel would be more appropriate and representative of the type of subdivision we have. James stated that we have the funds to change it completely if the members desire. It was suggested that pictures be put on the Facebook page within the next 3 weeks. There may be a HOA meeting called for the sole purpose of making a sign decision. This would avoid waiting until next year for a decision.

James Hughes agreed to remain as President, as did Roger Graham as VP/Secretary & Rich Seremak as a trustee. Rich will also have a key to the irrigation main valve on F ½ Rd.

David Austin moved to adjourn the meeting, it was 2<sup>nd</sup> and passed.