

Forest Condo Association - Unit Owners Spring Meeting

Monday May 16, 2022

Saddle Ridge Marina

Attendance: the following units were represented in person or by proxy – 809, 909, 910, 916, 917, 921, 924, 929, 951, 955, 956, 959, 960, 961, 964, 965, 966, 968, 1033, 1034, 1035, 1036, 1038, 1039, 1040, 1042, 1044, 1045, 1046, 1067, 1160, 1162

President Kirk called the meeting to order at 6:03 PM

Announcements: - Special thanks to Steve Letourneaux for representing the Forest Association on The Saddle Ridge Utilities Committee.

Yard waste drop off is scheduled May 1 – 22, 2022 at the Pond Lane drop site. Bags and brush are both permitted. Just a reminder yard waste drop off is only available during designated times.

Financials: all financials are posted on the website – Theforestassociation.com

Management Summary – Board discussed continued increases in expenses and held open discussion regarding water and sewer expenses. Board expressed concerns over continuing with same overall budget strategy regarding water and sewer system upkeep and advised homeowners we have three options including monthly dues increase, special assessment or continue as is but that includes utilizing reserve funds. Initial water and sewer systems are from 1976 and regular replacements should have been occurring every 20 to 30 years so we need to plan and budget for these updates going forward. All Saddle Ridge Associations combined looking to budget \$300,000 for each of the next 5 years for expenses and upgrades to the water and sewer systems.

966 – Do we have our own wells in Saddle Ridge? – Yes. Additional expenses for upkeep and replacements parts to the well and sewer systems needed.

961 – General Engineering is the consultant for water and sewer systems within Saddle Ridge. - yes

964 – Has there been any timeline given for replacing sewer lines? – Not yet but hopeful the Utilities Committee can look at that next. Associations first wanted a strong plan to address aging water and sewer systems.

968 – Are repairs being done with upgrades? Yes, things will be brought up to code as they are replaced.

909 – How much do we have in reserve? - \$25,500 reserve; \$43,000 roads; \$7,900 checking before May bills are paid.

955 – Have we looked at alternatives to raising monthly dues such as special assessment? – Special assessments do have to be disclosed when buying or selling houses. Special assessment would need to be each year going forward also.

909 – Are higher monthly dues better than monthly assessment? – some concerns over disclosing special assessments and what that could mean to value of homes in our association or community.

1067 – If City of Portage raises rates again is that covered within the \$300,000 annual budget? – No.

1162 – Monthly dues increase preferred as to not open the door to special assessments.

Motion – Unit 1162 made a motion to increase monthly fees by \$30 and establish separate account for water and sewer, it was seconded by unit 1036. Homeowner vote passed at 29 yes votes and 3 no votes. Starting June 1, 2022 monthly homeowner association fees will increase to \$155 per month. The 6 separate septic units (1041, 1042, 1043, 1044, 1045, 1046) will increase to \$140 for monthly homeowner association fees.

Other Business:

Storm drain follow up – Board members met with Brian Kehrli from MSA Engineering regarding the storm drain in front of 1039. MSA did suggest adding a 10 inch pipe would help with better drainage but expressed concerns about the area behind 916 handling the additional water. MSA would suggest also needing to install more drainage in that area as well to make sure it does not flood behind those units. Both projects would cost just over \$40,000 which the association cannot afford at this time. MSA also felt the slow drainage in the road at 1039 did not cause the retaining wall to collapse.

959 – Was there a savings from snow plowing this year? Yes, light winter helped but other increasing expenses including water and sewer have eaten that up already.

956 – How long is the snow plowing contract? Year to year for all of Saddle Ridge combined.

964 – What is going on with the peninsula or island? – Island has been purchased by a single family that currently lives in Saddle Ridge already. It is NOT part of the Forest Association. They have decided to form their own association as the land was never platted in an existing association. Owner is responsible for adding a road to their property. This new association will be responsible for water and sewer hookups. They will be part of the common road's proration going forward as well.

961 – Any unit owners in arrears? No.

966 – thanked the board for their work and time. Thanked John Draxler for taking care of the ponds. Commented on the mowing that is going well this year so far.

Adjournment: Unit 961 moved to adjourn, unit 964 second. The meeting was adjourned at 6:45 PM.