

Forest Condo Association - Unit Owners Annual Meeting

Monday September 28th, 2026

Saddle Ridge Marina Pavilion

Attendance: the following units were represented in person or by proxy –807, 808, 809, 856, 804, 909, 910, 911, 915, 916, 918, 919, 921, 924, 928, 929, 951, 952, 953, 956, 958, 959, 960, 961, 962, 964, 965, 966, 968, 1033, 1034, 1035, 1037, 1040, 1041, 1042, 1046, 1067, 1160, 1162 – Quorum present

General Disclaimer: Some questions during various parts of the meeting happened too quickly and the Unit Number paddles were not raised, so there may be some discussions that occurred that are not included in these minutes. However, all voting and relevant information to the agenda was recorded.

President Lang called the meeting to order at 6:01 PM

The minutes of the 2025 Annual Meeting were accepted without additions or corrections. Motion made by 962 and seconded by 808. Approval passed.

Announcements: New Unit Owners of 911-Finley, 804-Pringle, 1040-Schauf and 856-Goytowski were introduced.

New Business:

New Units under construction were discussed. President Lang explained that they are still under construction and that our association does not take over those units until occupied by the Unit Owner. Gardner Construction is the developer and currently has three under construction. They will all be added to the Forest Association upon completion. Unit owners in that area are responsible for their own driveway paving. Gardner will build a road in between the units after construction is complete.

Frontier post installation was discussed. If there are any residual issues from damage that occurred during the install, please email Jason Youra at jyoura@hotmail.com and he will reach out to the Project Manager for Frontier to address the concerns.

Sewer Rate changes for the 2026-27 Fiscal Year were discussed. REU per unit for sewer is \$91.33/unit on Public Sewer. This rate will hold steady through September 30th, 2027. This charge is a combination of the charges from the City of Portage and monies allocated to fund the schedule kept to maintain all equipment within Saddle Ridge Sewer system.

Looking for volunteers to rejuvenate the committees for the Forest Association. Please email Jason Youra at jyoura@hotmail.com if you are interested.

Utilities Update: Steve Leterneaux updated the members on what goes into the \$91.33/month/unit rate for sewer. He also passed around a photo of some things that have caused damage to our pipes and lift stations in the past. Please, as a reminder, do not flush disposable wipes, grease or other debris that should not go into the public sewer system.

Pond Update: Steve Fenley gave an update of the ponds to the members. He gave thanks to the volunteers who help with placing and removing the pumps in the spring/fall and the burning of weeds and leaves that collect around the ponds in the spring. He also gave an update on muskrats chewing on the support ropes and electric cabling that run the pumps/fountains. Pond 1 is removed for the season due to muskrat damage. The remaining units will be removed around October 15th. Currently there are traps set for muskrats and are being monitored by a local trapping service.

2026-27 Proposed budget was presented by Treasurer Youra. The main point of discussion was that the units on Public Sewer will see an increase from \$180 to \$208/month starting effective October 1, 2026. Units on Septic (6 total) had a reduction in maintenance fees because of overpayment over the past few years. Those units do not contribute to the public sewer, so the sewer portion of expenses were removed from their maintenance fees and recalculated. They will be \$116/month. Motion was made by unit 951 and seconded by unit 1036 to approve the budget. Budget passed unanimously.

Financial Reports will continue to be posted on the Forest Website: theforestassociation.com Treasurer Youra owned that he was not as diligent as years past in getting the reporting done quarterly and has committed to ensuring the reports are more current.

Election of Board Positions:

Secretary Position was up for election. Current Secretary Oneill chose not to run again. Ann Fenley was nominated by units 954/1067. She was voted in almost unanimously, unit 966 opposed but it was her husband, Steve. Ann will take over on October 1, 2026, for a 2-year term. Thank you to Brendan Oneill for filling this role for the past couple of years.

President Position was up for election. Current President Lang chose to not run again. Andy Ross was nominated by 962/1042. He was voted in unanimously. Andy will take over October 1, 2026, for a 3-year term. Thank you to Rick Lang for serving as the board president for the past three years.

Treasurer Position will be up for election next Fall. Treasurer Youra made it known that he does not intend to run again. Rob Finley from Unit 911 volunteered to run next year for that role. In preparation, Treasurer Youra will work with Rob Finley to take over next fall if no one else chooses to run.

Fall Yard Waste Pick Up: October 19 – November 8th across from Units 927/928. Please, no garbage bags or waste. Brush/grass/weeds/leaves can be placed in this area. There will be two laminated signs indicating where items should be placed. We would like to keep the Brush separate from the weeds/grass/leaves as it makes it easier for the company that collects this debris.

A motion was made by unit 962 and seconded by 928 to adjourn the meeting. Meeting adjourned at 6:53pm