

Forest Condo Association - Unit Owners Annual Meeting

Monday October 12, 2020

Saddle Ridge Marina

Attendance: the following units were represented in person or by proxy – 809, 909, 910, 912, 914, 915, 916, 917, 919, 921, 922, 924, 951, 952, 953, 956, 958, 959, 960, 961, 962, 964, 965, 967, 968, 1034, 1036, 1038, 1040, 1041, 1042, 1044, 1045, 1046, 1067, 1162

President Kirk called the meeting to order at 6:00 PM

The minutes of the 2019 Annual Meeting were accepted without additions or corrections.

Announcements: Yard waste drop off is scheduled October 10, 2020 – October 18, 2020 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. – **Board has decided to extend drop off one week through October 25, 2020.** Unit 917 asked if yard waste expense was shared with other associations? – It is not, Forest Association is responsible for our own yard waste expenses.

President Kirk introduced new unit owners 956, 958, 959 and 1067.

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

Management Summary – The Forest Condo Association is increasing to 55 units. Based on unexpected water and sewer repairs, unexpected road repairs and storm damage expenses, reserve funds were used in 2020. Board recommends no increase in monthly dues in 2021. Board does advise if unexpected expenses continue then dues or an assessment should be considered at a future date.

Balance sheet – There is approximately \$86,000 in reserves including the roads account.

Profit/ Loss Statement is prepared by Mark Maier under a separate contract that pays him \$100 per month to manage the reports.

Motion to accept 2021 Budget was made by unit 809, second by 968 and approved unanimously.

Elections:

Secretary - Unit 809 nominated Tim Preston (1 year) second by 1067. Tim was elected unanimously.

Treasurer – Unit 1045 nominated Jason Youra (2 year) second by 958. Jason was elected unanimously.

Other Business: Duane Meister announced he and his wife Joan have decided to move. We wish them well in the future. Unit 917 asked if there were plans for more than one meeting per year. A spring meeting is optional but was cancelled in 2020 based on COVID.

Adjournment: Unit 924 moved to adjourn, unit 1067 second. The meeting was adjourned at 6:15 PM.

