

Forest Condo Association - Unit Owners Annual Meeting

Monday, October 2, 2023

Saddle Ridge Marina Pavilion

Attendance: the following units were represented in person or by proxy – 807, 809, 910, 916, 924, 926, 953, 956, 958, 960, 961, 962, 965, 966, 967, 968, 1033, 1034, 1035, 1036, 1038, 1040, 1042, 1044, 1045, 1046, 1067, 1160, 1162 – Quorum present

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

New member at 807 was announced and present – Ian Coker (wife Kelly)

The minutes of the 2022 Annual Meeting were accepted without additions or corrections.

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

Management Summary – Plus 1 unit (807), 808 has an accepted offer but not closed yet.

Board explained costs in general continue to increase so slight adjustments have been made to mowing and waste pickup for 2024 budget along with additional expenses added for water and sewer on new unit. Board has changed accounting services for additional savings in 2024. Profit/ loss statement will no longer be prepared by Mark Maier.

Balance sheet – as of September 30, 2023 there is approximately \$83,500 in the three accounts including the roads account.

Motion to accept 2024 Budget was made by unit 1160, second by 1067 and approved unanimously.

Elections:

President – current President Charlie Kirk resigns effective immediately following annual meeting.

Unit 1038 nominated Rick Lang (3 years) second by 809. Rick was elected unanimously.

Announcements: Yard waste drop off is scheduled October 21 – October 29, 2023 at the Pond Lane drop site. **Bags are no longer permitted**, please dump your leaves and grass clippings. Please pile grass clippings and leaves separate from brush. By no longer dropping bags this hopefully will help keep costs down. Just a reminder yard waste drop off is only permitted during designated dates so please be considerate of the houses near the drop site.

Utilities Committee: President Kirk explained well pump has been replaced and should be good going forward. Fortunately, this was part of the utilities budgeting that we had implemented in 2021 so it is covered. Steve Letourneaux will send out a separate Utilities Committee update.

Adjournment: Unit 1033 moved to adjourn, unit 960 second. The meeting was adjourned at 6:08 PM.

Special thanks to Charlie Kirk for work as President of the board.

Thanks to Steve Letourneaux for work on utilities committee.