

Forest Condo Association
Unit Owners Spring Meeting
9 May 2017

The following units were represented either in person or by proxy:

809, 909, 910, 912, 916, 917, 921, 922, 923, 924, 926, 951, 952, 953, 954, 955, 956, 958, 959, 960, 061, 962, 964, 965, 966, 1033, 1039, 1045, 1160, 1162.

Dan Steeger called the meeting to order at 6:00 pm.

He introduced the board directors, and a new unit owner, Linda Brandt, Unit 917. He expressed the appreciation of the Association to our volunteers, John Draxler – Pond Maintenance, Greg Seeley – Website, Rita Smick, Jerry Hauck, and Bob Beahm – Design and Review Committee, and Duane Shortreed & Jerry Hauck – Tree Removal.

There is a need for volunteers for the Grounds/Maintenance. Unit 923 sent a check and letter noting their appreciation for the good work done on the grounds.

There will be a new unit built at 968.

1. Minutes of 10 October 2016: Approved without correction.

2. Financial reports: Dan went over the financial reports (distributed in the agenda packet) noting that condo fees remained the same, water/sewer was a little lower in 2016, snowplowing was quite reasonable in 2015 & 2016 but will be a little over budget for 2017 mainly due to the salting and sand because of the excessive ice. Ponds were a little less because no repair work was required. The road fund continues to grow and with 2017 contributions will stand at \$24,000. The Association now has in excess of \$80,000 in the bank.

3. Unit 928 issue of non payment of monthly assessment. Dan explained the letter sent to Terry Swan demanding that he resolve his nonpayment debt to the association as well as begin making the monthly assessments. (See the letter in the Agenda Packet.)

4. Road Reserve. Dan explained that the reserve including 2017 contributions stands at \$24,000. He stated the board position that no repaving, repairs were planned at this time. He further stated that at this time there has been no bill to the Forest for the various road work done by SRA last year. When Saddle Ridge West is repaved we will have to pay our proportional share.

5. Water System Maintenance: Margie Druce, SREA Utilities Director, sent a note (see agenda packet) explaining that all 41 water shut offs will be inspected by General Engineering, and that the costs will be spread over the 2nd and 3rd quarters. Dan explained that the history of the water system has been one water system that all units share in and that costs have been charged proportionally, averaging about \$30 per unit per month.

Greg Seeley presented information (see attachment) and made two motions.

Motion #1: The Board request a list (including map) detailing all water valves that could be deemed “shared cost” under the initial Water Agreement for review before agreeing to pay for any future valve inspection/repair/replacement cost. The motion was seconded by Duane Meister. Don Krueger expressed his discomfort with the statement re: before agreeing to pay for any future valve inspection/repair/replacement cost, reminded all that there has been a past practice with the water system as one system for all with proportional payments per unit. The motion passed.

Motion #2: The Forest Board write a letter to SREA to investigate where the money collected per unit over/above City charges for sewer connection has been spent since 1996. Request that any additional sewer connection charges collected above the cost to the City be put in a designated “reserve fund” to defray future costs of the sewer system. This motion was seconded by Jerry Hauck and passed by the membership.

Other Business:

Duane Meister asked about the garbage carts and Dan told him to just take his to the Marina and swap it out for another. Greg Seeley mentioned that Bud Lawrence was contacting associations regarding new speed limit signs.

Motion to Adjourn by Jerry Hauck and 2nd by Bob Beahm. The meeting was adjourned at 7:15 pm.