

Forest Condo Association - Unit Owners Annual Meeting

Thursday September 26<sup>th</sup>, 2024

Saddle Ridge Marina Pavilion

Attendance: the following units were represented in person or by proxy – 808, 809, 909, 910, 912, 914, 916, 917, 918, 921, 922, 924, 928, 951, 952, 958, 959, 960, 961, 963, 964, 965, 966, 967, 968, 1033, 1035, 1036, 1037, 1038, 1039, 1041, 1042, 1046, 1067, 1160, 1162 – Quorum present

President Lang called the meeting to order at 6:04 PM (1067/952 2<sup>nd</sup>)

Announcements: Thanks were given to Jon and Lee Draxler for their many years of service, taking care of the Ponds for the Forest. This past Spring, Ann and Steve Fenley took over for Jon. Jon continues to assist, along with Bill and Linda Ehlert and Jim Blankenheim. Thanks to all for the help keeping the ponds looking great. Thanks was also given to Steve Letourneaux for serving on the Design and Review committee and the Saddle Ridge Utilities Committee.

New members at: 808 Shannon, Unit 928 Carlson, Unit 1037 Andrew, Unit 1038 Creviere, Unit 1039 Taylor, Unit 1160 Kuhn and Unit 929 Ross.

The minutes of the 2023 Annual Meeting were accepted without additions or corrections. Motion made by 961 and seconded by 958

New Business:

Unit 966 inquired about where Frontier was at in their process of installing fiber. Work had started and was halted and there are some unresolved landscaping issues as a result. Rick and Jason will follow up with Dennis Allen from SRA, as he has his finger on the pulse with Frontier. Communication to follow once we know more. Unit 1162 added concerns about their installation due to his flower bed being dug into during the initial work and that there is an orange line laying near the road to the new unit on the island.

Unit 917 brought to attention the discontinuation of the “printed” version of Deer Tails. It brought about a lively conversation about how the vast majority in attendance at the meeting would like to see a continuance of the printed version. Unit 808 offered to print out Deer Tails and deliver it. We will get Unit 808 in touch with Mari Guckenberger from SREA to see what options we may have. Unit 964 asked to call for an impromptu vote on the matter and it passed with majority of in attendance wanting to continue with a printed copy.

Unit 964 also raised a question about clean up after the tree that fell into Pond #4 was cut up. There is still debris. We will follow up with Dennis Allen from SRA to see if there are further plans on their end. We may have to address it on ours.

Fall Clean Up was slated for October 20 – November 3, 2024. It was requested that it be increased by 1 week to begin on October 13<sup>th</sup>. It was agreed upon that this is fine. Accumulation area will again be across the road from Units 927/928. NO trash bags, leaves and branches must be piled there unbagged.

Budget Review. The 2024-25 Budget was reviewed. The association is able to enjoy some savings with changes to our accounting service and our garbage/recycling service. However, it was cautioned that the Sewer portion of our expenses with experience some growth over the coming years due to a new facility being constructed to replace the current aging facility. \$12,300 was transferred from the Operating account to the Roads Reserve in September. Account balances as of 9/26/24 were as follows: Operating: \$8298.80 Reserve: \$25,647.88 and Roads: \$70,043.97 It was noted that there was a calculation error for the Roads Funding. There was only 55 Units in the calculation instead of 58. This changed the Roads Funding to \$12,528 instead of \$12,300. Changes will be made to the final version of the budget. Motion was made by Unit 965 and seconded by 951 to approve the budget. Budget approved.

Financials: all financials are posted on the website – [theforestassociation.com](http://theforestassociation.com)

Elections: Jason Youra was Elected to a 3 year term beginning Oct. 1, 2024 as Treasurer

Brendan O'Neill was Elected to a 1 year term beginning Oct. 1, 2024 as Secretary

Unit 1037 inquired about who does the appraising for Pacific Township. It was not known who exactly provides the service, so Jason Youra will follow up with Pacific Township to find out who provides this service. Communication to follow once we have an answer.

Utilities Update: Steve Letourneaux provided updates on this committee, which is comprised of Fritz Meierdick, Jerry Hutzler, Dennis Allen, Winnie Schumann, Tom Joswiak, Rick Lang (when Steve is wintering) and Calvin Bruce. We were advised to ONLY FLUSH Toilet Paper down the sewer. They have been inspecting manholes and finding all sorts of random debris. Even Flushable Wipes should not go down the toilet. There were some recent repairs done to the system as there were some faults with water/sewage backflowing and setting the meters off, showing a false overage. There will not be too bad of an increase for 2025. Water at \$.50/REU/Month. Sewer at \$10/REU/Month. However, beginning in 2026 we are looking at a potential 25% increase YOY for 5 years.

Unit 917 wanted to make a final comment about how well attended this meeting was. It was commented on as to why it can't happen sooner in September and why it wasn't on a Monday. The board advised that there is verbiage in the bylaws about the time of year that is has to take place. Unfortunately, this year, due to a couple of scheduling conflicts for the board members, it happened on a Thursday. Also, from a budget perspective, the Fiscal Year is Oct 1 – Sept 30.

Unit 961 also made a point to remind our association members that during this election season, we remain respectful of one another's political views and that we be mindful of the bylaws with respect to displaying political signage.

Motion made to adjourn the meeting by Unit 952 and seconded by 1162. Meeting adjourned at 6:51pm