

Forest Condo Association
Unit Owners Annual Meeting

Monday September 28th, 2026 at 6:00 PM

Saddle Ridge Marina Pavilion

Agenda

1. Minutes of 2025 Annual Meeting – Approval
2. Welcome New Residents: Unit 911 – Finley, Unit 804 – Pringle, Unit 1040 – Schauf, Unit 856 - Goytowski
3. Review of New Business
 - New Unit Construction
 - Frontier – Any residual issues?
 - Sewer rate changes for Fiscal Year Oct 1, 2026 – September 30, 2027
 - Looking for volunteers to reinvigorate committees within the Forest and to potentially step into board positions
4. Utilities Committee Update – Steve Leterneaux
5. Pond Update – Ann and Steve Fenley
6. 2026-27 Proposed Budget – Discussion regarding Zero Sum Budgeting, please see attached page that outlines HOA budgeting practices
7. Financial reports – posted on website - theforestassociation.com
8. Election of Board Positions:
 - a. Secretary – 2 Year Term
 - b. President – 3 Year Term
 - c. Treasurer – Up for election next year – Current Treasurer will not be returning next year
9. Fall Yard Waste pickup
 - a. Dates: October 19 – November 8, 2026
 - b. Drop site: Pond trail across from units 927/928
 - c. Garbage Bags are NO LONGER permitted – just dump your grass/weeds/limbs now.
 - d. Yard waste drop off only permitted during these dates
10. Other Business – Please email a board member no later than September 25th, 2026 to be added to the agenda.

PROXY

I _____ owner of unit _____

authorize _____

to vote as my proxy for the 2026 Annual Meeting of the Forest Condo Unit Owners.

Please turn in this proxy at the meeting to receive the voting paddle.