

Forest Condo Association - Unit Owners Spring Meeting

Thursday May 13, 2021

Saddle Ridge Marina

Attendance: the following units were represented in person or by proxy – 809, 909, 912, 914, 915, 916, 921, 927, 951, 952, 953, 954, 955, 956, 958, 960, 961, 962, 965, 966, 968, 1033, 1034, 1035, 1036, 1038, 1040, 1044, 1045, 1046, 1067, 1162 – Quorum present

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

Announcements: Yard waste drop off is scheduled May 10 – 23, 2021 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.

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

Management Summary – Board discussed continued increases in expenses and held open discussion regarding more unexpected charges and increases. Board expressed concerns over continuing with same overall budget strategy and advised homeowners we have three options including monthly dues increase, special assessment or continue as is but that includes utilizing reserve funds.

961 – What is the period of payback on sewer discharge misbilling? – payback will be split over next three quarterly bills.

961 – Is there any penalties on the sewer payback? -no penalty if we pay on next three quarters.

965 – when would the board recommend any monthly fee increase? – July 1, 2021

955 – Why does the board think \$25 increases versus \$15 per month increase? - \$15 per month increase does not cover the additional expenses in the first 12 months and board thinks it is important to start adding to the reserves as quick as possible.

Motion – Unit 965 made a motion to increase monthly fees by \$25 and it was seconded by unit 966. Homeowner vote passed at 28 yes votes and 4 no votes. Starting July 1, 2021 monthly homeowner association fees will increase to \$125 per month. The 6 separate septic units (1041, 1042, 1043, 1044, 1045, 1046) will increase to \$110 for monthly homeowner association fees.

Other Business:

961 – Is the ACH collection caught up? – Yes, the banking change is completed and ACH is caught up.

961 – Can the pond fountains be started at 9 a.m. as opposed to 10 a.m.? – no motion made; board is hopeful homeowners near pond can decide together.

1067 – Is there an estimate available for what the roads may cost when they need to be repaired or replaced? The association does not have a current estimate or quote on that. Unit 912 added that a few years ago a section was replaced in front of three forest units and that was \$9,500 so that would roughly

equate out to \$175,000 and that would not include the prorated portion of Saddle Ridge West the Forest Association is responsible for. – that is NOT a quote.

961 – Have the Forest Association lots near the pines been sold? – there is an agreement in place for the sale of these lots, but they are working through some zoning requirements.

961 – Who is responsible for any road development near those Forest Association lots? Any new road development would be the responsibility of the developer.

966 – thanked the board for their work and time.

Adjournment: Unit 1162 moved to adjourn, unit 966 second. The meeting was adjourned at 6:21 PM.