

Forest Condo Association
Annual Meeting
Minutes
8 October 2018

Attendance: The following units were represented by person or proxy. 809, 909, 910, 911, 912, 916, 917, 918, 921, 922, 924, 927, 951, 953, 956, 959, 960, 961, 962, 964, 965, 966, 968, 1034, 1035, 1038, 1044, 1045, 1046, 1162.

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

The Minutes of the Spring 2018 meeting were accepted **without** additions or corrections.

Announcements: Yard waste pickup is scheduled for Oct. 23rd. Be sure to have yard waste in open boxes or open bags. A new unit is **under construction** which will bring the association up to 53 units. Dan thanked all the **volunteers** for their efforts noting John Draxler's work on the ponds, Greg Seeley and the **website**. He also mentioned the passing of three of our members, **Scott Zolna, Judy Henrich, and Bob Steinmetz**.

Financials:

Check Registry is a complete list. Dan noted #1722 as the snow removal for just April 2018, and #1725 included a new fountain pump for the ponds.

Management Summary: The Forest Condo is increasing to 53 units, There is no anticipated increase in our monthly fees. Water/Sewer costs are expected to increase with repair/replacement of one lift station motor. Snow plowing was a little less this past winter. Grounds/Maintenance purchased a chipper to save on mulching by volunteer. **Ponds included a new pump for \$1800.** Administrative costs are up a little due to bank costs.

Balance Sheet: There is approximately \$80,000 in reserves including the roads account. **Swan's payment** scheduled was halted for a brief time but has now been restarted as of **September**.

Profit/Loss Statement is prepared by **Mark Maier** under a separate contract that pays him \$100 per month to manage the reports.

Budget 2019 :

No Increase in Fees

Snow plowing is estimated on the **past schedule**. Ponds **maintenance** is expected to reflect the **past**. Mowing of common areas is more expensive so we've reduced the frequency of mowing to hold costs. There is **one application** of weed control each year. Waste **Management** will continue to **increase in costs**.

Motion to accept the 2019 Budget was made by Duane Meister, 2nd by Steve Letourneaux and approved unanimously.

Election

Duane Shortreed nominated Tim Preston (1 year), Jason Youra (2 year), and Charlie Kirk (3 year). No other nominations were offered. These three were elected unanimously.

Other Business:

There was some discussion of SRC's plans to cut trees in the Pines area to make the available lots more presentable for building.

Oak Island is for sale and could support 6 sites.

The lot next to 911 is again for sale.

Road repair on Saddle Ridge main roads is paid on a per unit basis. Shared roads are paid in the same manner. Forest only roads are paid for by the Forest.

Road costs are quite expensive and Jan Radish asked about "Special Assessments". Don Krueger cautioned that special assessments can become easy ways to overspend the budget.

Duane Shortreed mentioned how the deer are running all over and cautioned us to watch our speeds in Saddle Ridge.

Adjournment

Jerry Hauck moved to adjourn. Steve Fenley seconded. The meeting was adjourned at 6:35 PM.