

Forest Condo Association  
Annual Meeting Minutes  
9 October 2017

Attendance and Proxies

809, 910, 911, 912, 914, 916, 918, 921, 922, 923, 924, 926, 927, 929, 951, 952, 953, 954, 955, 956, 958, 959, 960, 961, 962, 965, 966, 968, 1033, 1034, 1035, 1042, 1045, 1160, 1162

Call to Order, 6:00 pm by Dan Steeger.

Dan Steeger introduced the new unit owners and the Board of Directors. He thanked the volunteers for their help with the ponds, John Draxler, the website, Greg Seeley, the removal of trees, Jerry Hauck, Duane Shortreed, Bob Steinmetz and others. He also noted the volunteer efforts to pick up the trash and keep the area presentable.

The Minutes of the May 9<sup>th</sup> meeting and the May 23<sup>rd</sup> meeting were accepted without corrections.

Election of Board Director for a three year term. Bob Steinmetz was reelected to the board without opposition.

Financial Reports:

Check Registry: Dan noted his error with #1680. It should read "reimbursement for printing." Checks # 1687 & 1688 were questioned with regard to Board Insurance. Dan explained that the Board's insurance is a liability insurance on the board members. He further explained the Board's actions regarding the repair of the retaining wall between 1033 and 1035 (checks 1687 & 1688). About eight feet of the nearly forty foot long, 8-10 feet high wall between 1033 & 1035 blew out from a 4" rain, 13 June 2017, that occurred in about an hour. Initially the repair was referred to the owner and upon appeal, the Board at a special meeting, 11 July 2017, invoking Art. VII of the Forest By-Laws, decided that the Board should authorize repair of the wall. Greg Seeley expressed his disagreement with the Board's action citing other by-laws and noting that everything in the limited common area should be the responsibility of the unit owners. Dan responded that State Law authorizes the Board to review and make determinations as well as describing the clarity of Art VII of the Forest By-Laws, and that the wall was not attached to the units.

Management Summary: Dan noted that the snow plowing went over budget despite low snowfall totals due to the use of salt. The pond costs have gone up with a needed repair for one of the fountain pumps, and the new electric charge, Executive Base Service, authorizes a minimum use charge for each hook up (four) for every month of the year whether electricity is used or not. Waste Management costs have near doubled with the new contract, July 2017, including automatic 3% increases every year. Water-Sewer costs are expected to increase due to planned repairs and service. The water system is forty years old and the sewer system is twenty-five years old.

Profit & Loss Statement: See Handout

Balance Sheet: See Handout

Budget Proposal: The Board recommends a \$10 increase in the monthly assessment to provide for the continued savings of \$15 per month for the Road Fund and cover the anticipated increased costs. Questions in the budget included Reed Andrew "The bank charge seems high." Dan stated that our account was a commercial account. Jerry Hauck moved acceptance of the proposed budget, and the second was by Sharon Krueger. The budget passed 33 yes votes to 2 no votes.

The 2018 monthly assessment will be \$100 per month (except for the 6 units on the septic system who will pay \$85 per month.) This charge will go into effect on Jan 1, 2018.

During the budget discussion an additional discussion on yard waste disposal occurred. Dan explained that we have a new deal with SRA to put all of our yard waste, at any time, in the designated yard waste area in the back of the Pines. SRA will hire "Mad Dog" shredding company to dispose of the waste. Payment will be proportional among all the units of SRA and the Forest. It was emphatically noted that no plastic bags may be left at the drop off site. It was further noted that Waste Management will not accept any plastic bags in the recycle bins. Fines could be levied.

Fenley Motions: Don Krueger explained that the State Law and the Forest By-Laws clearly authorize the Board of Directors to make interpretations, judgements, decisions and rules to manage the affairs of the association. Consequently the motions are indirect conflict and therefor in their present form are moot. He further explained that association could accomplish the intent of the motions by changing the appropriate By-Laws. Lea Draxler read a statement by Ann Fenley that expressed her support for the motions. Dan explained that Special Meetings of the association either called by the Board or by petition of 25% of the unit owners are possible.

Jerry Hauck moved for adjournment, seconded by John Draxler  
Dan declared the meeting adjourned at 6:55 P.M.