

Forest Trails Unit 1 Annual Meeting
MINUTES
July 29, 2023
Heber Overgaard Fire Station
10:00 a.m.

Board Members in Attendance
Jennifer Way, President
Steve Grumkoski, Director
Jeff Kerr, Director ACC
Connie Garcia, Director

Call to Order and Welcome

The meeting was called to order at 10:05 a.m. Jennifer Way welcomed everyone. Introductions of the board were made. Jennifer thanked Connie for filling in for the last two months.

Establish Quorum

We had 56 ballots sent in and 38 members in attendance. Jennifer thanked Drew Schroder, our accountant, for sending out the ballots via email and for tabulating the votes. This is the first time we've done ballots this way and it worked great.

Approval of Minutes from July 30, 2022 Annual Meeting

Motion was made by Debbie Rudd and seconded by Ron Way to approve the minutes. The minutes were unanimously approved.

Treasurer's Report

Jennifer Way presented the treasurers report. She noted that we have \$19,869.87 in operating checking and \$22,174.53 in reserves (savings) and \$3,010.00 in accounts receivable for a total of \$45,054.40.

ACC Report

Jeff Kerr talked to the HOA regarding the ACC. There are no new builds but 2 garages, 2 sheds, 1 addition and one fence was approved. It was noted that sheds need to match existing residences including the pre-fabs. It was also noted that ANY changes including gazebos and greenhouses need to be approved before any building – Setbacks need to be adhered to with any changes.

New Business

Jeff Kerr mentioned that a homeowner asked if the ACC form could be fillable on line and he said he would look into it. Debbie Rudd stated she could make the form fillable for the community. She will do so and get it to the board. Steve Grumkoski asked that it be given to him, as he would need an SSL certificate on GoDaddy before placing it there.

Jennifer Way stated that if people send in complaints, they need to sign them. Nothing gets done with unsigned complaints.

The board asked the members if they would like to stay with the Potluck or go to cookies and drinks for the Annual Meeting. Unanimously, the membership agreed that they wanted to stay with the Potluck.

Questions and Concerns

The greenbelt was asked about, and the board noted they were trying to get someone to weed-eat and remove dead trees. Bruce Nester very generously offered to walk the greenbelt and to try and get some bids.

During the meeting there were four drawings for \$25 gift certificates to local restaurants. Rosalie Mueller, Tom Crum, Chris Coleman and one other won the drawings.

Vote

There were two openings on the board, and with two people running, Shelley Moore and Chris Coleman, it was a Vote by Acclamation. Shelly Moore and Chris Coleman were both placed on the Board of Directors. The new board is Jennifer Way, Steve Grumkoski, Jeff Kerr, Shelly Moore and Chris Coleman.

Adjournment

The meeting adjourned at 10:28 a.m.