

**Forest Trails Unit One Meeting**  
**Minutes**  
**June 24, 2023**  
**10:00 am**  
**Jennifer Way's Home**

**Board Members in Attendance**

Jennifer Way, President  
Steven Grumkoski, Director  
Jeff Kerr, Director  
Mace Kuester, Treasurer  
Connie Garcia, Director (appointed until 7/29/23)

**Call to Order and Welcome**

The meeting was called to order at 9:59 a.m.

**Approval of Minutes of April 1, 2023**

Minutes of April 1, 2023 were reviewed. Motion was made by Mace Kuester and seconded by Steve Grumkoski to approve the minutes. The minutes were unanimously approved.

**New Business**

Jennifer informed the board that she sent a letter to lot 166 regarding barking dogs on 6/1/23. Jennifer requested ink and a ream of paper for her computer not to exceed \$50. Motion to approve this expense was made by Steve and seconded by Mace. Motion was unanimously approved.

Approval to appoint Connie Garcia to serve as an interim director until July 29, 2023 to replace Nancy Johnson who resigned. 3 yes, 1 no. Jennifer made a motion to approve Connie to serve until 7/29/23 and Jeff seconded. Motion was approved.

Steve asked for a breakdown of what is paid when someone sells their property. Jennifer will get a hold of Shelly Moore, who works in the title office and get this information.

Steve asked if we need to keep the fine schedule in the by-laws since they were done 8/2000 as they are redundant. Jennifer will talk to Debbie Rudd, our board liaison, and find out what needs to be done.

**Old Business**

Update on Stephen Sanders storage unit – it has been removed.

Greg Small's lot #81 is coming along and the roof should be done by June 30<sup>th</sup>.

A reminder that the annual picnic is July 29, 2023. Jennifer has ordered the food, Jeff will bring the bottled water and ice. Jennifer will pick up gift certificates for the annual meeting from local restaurants. Christina Coleman has put her name in to run for the board and it is included on the ballot. Ballots will be sent via email by Drew this weekend. Motion was made by Steve and seconded by Jeff to to approve all old business. Motion was unanimously approved.

### **Treasurer's Report**

Mace Kuester reported that there was \$20,466.16 in our checking acct and \$22,171.07 in the savings account for a total of \$45,687.23. Mace did talk with our accountant regarding moving the reserve to CD's. We will discuss this matter at our next meeting. Motion was made by Jennifer and seconded by Steve to approve the treasurer's report. Motion was unanimously approved.

### **Architectural Committee Report**

Lot 34 was approved to install a chain link fence by Jeff Kerr  
Lot 122 was approved to build a 10x10 ft shed by Jeff Kerr  
Lot 170 was approved to build an 8x12 ft storage shed by Jeff Kerr

Lot 33 requested to build a garage that would be 10ft over the set back. Since this needed a variance, the owner did his due diligence and turned in plot plans and approval letters from landowners within 300ft of the requested garage. Jeff Kerr was going over after the meeting to inspect the property so we will have a special meeting to vote on this after further inspection.

### **Next Meeting**

The next meeting will be held on October 7, 2023 at Jennifer's cabin.

### **Adjournment**

Motion was made by Jennifer and seconded by Connie to adjourn the meeting. The motion was unanimously approved. The meeting was adjourned at 10:52 am.

Respectfully submitted by,  
Jennifer Way, President  
6/24/23