

## **Forest Trails Unit One Special Meeting**

### **Minutes**

**October 5, 2024 – 8:00 am**

**Heber-Overgaard Fire Station Conference Room**

#### **Board Members in Attendance**

Shelley Moore, President

Steve Grumkoski, Treasurer

Jeff Kerr, Director (AC Chairperson)

#### **Call to Order and Welcome**

Meeting was called to order @ 8:00 am. Board Members welcomed. There were no guests in attendance.

#### **Discussion/Decision regarding Lot 40 Violation Notice and Response**

Board members reviewed the violation notice sent and the response from the Owners. It was indicated by the owners that they deemed April 30, 2024 to be the date they commenced construction. The Architect Committee (AC), nor board, having any further evidence of the date of construction, accepted this as their commencement date. This brings their completion of the exterior of their building date to October 30, 2024. There was further discussion as to their request for a 6 month extension, and Shelley Moore brought to attention, that per Section 6 (A), there is no provision for an extension of this time frame.

A motion was made by Steven Grumkoski, that the 6 month extension is denied and they be given notice that they have until October 30, 2024 to meet the completion. After said date, they may make an additional request for extension, pursuant to the CC&R's under aforementioned Section 6 (A). Additionally, we would provide them with a copy of Section (6) of CC&R's for their reference. Notice to be sent via Certified Mail. Jeff Kerr seconded the motion, and it was unanimously approved by all board members in attendance.

#### **Adjournment**

The Meeting was adjourned at 8:33 am.

#### **Next Regular Meeting of the Board of Directors**

November 23, 2024 10:00 am at the Heber-Overgaard Fire Station Conference Room

Submitted by Shelley Moore, President

10/13/2024