

Forest Greens Condominium Association
Board Meeting Minutes
Date: Sunday June 23, 2023
Location: Gazebo 6pm

Call meeting to order: Meeting was called to order by HOA Board President Dave Blum @6pm

Attendance: Unit #'s: 107, 119, 202, 305, 407, 410, 413, 420
8 units in attendance. No quorum necessary.

Proof of notice: Sent Friday July 7, 2023, via email. Notices placed in 3 condo buildings as well as mailbox notices for townhouses on Thursday July 6, 2023.

Treasurer report: Month ending 6/30/23

- Income of \$22,464.77
- Expenses of \$23,685.85

We had the following one-time expenses that affected the net income for the month.

- Condo carpet cleaning of \$1,846.80
- Cement replacement payment of \$4,059.50
- Building 100 interior painting of \$1,719.20
- Misc. repairs through Affinity of \$2,087 (this is higher than normal).
- Net income: (\$1,221.08)

Phase I: Operating cash - \$29,714.96

Phase I: Reserve Fund - \$84,616.99 (as of 5/31)

Phase II: Operating cash - \$16,904.19

Phase II: Reserve Fund - \$24,853.65 (as of 5/31)

- Total operating cash balance -- \$46,619.15
- Total Reserve Funds -- \$109,470.64 (as of 5/31)

President Report:

- **Gmail issue:** We are experiencing an issue with Gmail accounts receiving our email communications. Microsoft and Google are both aware that it is a universal issue. Affinity will send any mass communications out until this is resolved.
- **Parking Lot Painting:** A team will be painting the lines on the parking lot next week, the week of July 24th. We will send communication out when it will be. All cars will need to be moved away from the front of the buildings so they don't get yellow paint on them. You may park along the courtyard/golf course curb or in your garage. The paint dries very quickly so you will be able to move your car back soon after.

- **Dog weight amendment:**

- The dog weight amendment was voted on at the annual meeting, raising the weight of allowed dogs from 35lbs. to 50lbs. This amendment was recorded as “DID PASS” by me and the Board. Upon review by our legal representative, the motion did not pass. Because our founders put dog weight in the founding document known as “Article IX: Conditions of and Restrictions on Ownership, Use, and Enjoyment”, to change the weight of dogs we must have a “super majority” approve the declaration change. This requires 66 2/3 of the owners present to approve the declaration change. With 68 owners represented, we needed 46 to approve this. We had 34 approve it, therefore the declaration change did not pass. The Board apologizes for the confusion. This item can be brought back to the next annual meeting in April if the owners choose to. In the meantime, owners should rest assured that at no point in the history of our Board has anyone weighed a dog and we have no intention of starting now.

- **Chris Price Mow & Snow update:**

- We have started the litigation process to try to recover our \$13,000 from this company. We will update the owners as things progress.

- **HOA Fee concern:**

- After numerous attempts to collect and numerous communications, we have started the legal process to put a lien on a unit whose owner is behind on their HOA fees and who refuses to pay the correct HOA fees each month. This is not fair to the other owners in our community and will not be tolerated. The Board is discussing late fees being implemented moving forward on all “past due” accounts over a certain time. The Board will work with Affinity to establish a late fee.

- **Hiawatha Fire Department:**

- They have asked that we again remind condo owners of the city code regarding open-flame and charcoal grills. As discussed at the last meeting, our insurance premiums are also being affected by this. The fire chief reminded us that storing the grills in a garage IS allowed and recommended that once moved off the balcony.
- **160.13 OPEN FLAME COOKING DEVICES.**
- **The Hiawatha Fire Code is hereby amended by repealing Section 308.1.4 of the International Fire Code, 2021 Edition, by replacing said section with the new section, as follows:**
- **308.14 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated or stored on combustible balconies or within 10 feet (3048 mm) of combustible construction.**
- **Exceptions:**
- **1. One-and two-family dwellings.**
- **2. Where buildings, balconies and decks are protected by an automatic sprinkler system.**

- **3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 ½ pounds [nominal 1 pound (0.454 kg LP gas capacity)].**

Vice President Report:

- New person who accepted the cleaning position for the condos have not started yet. Jason will continue to reach out and arrange a start date with a target of starting the new month (August 1st) with the new person. Jason & Lisa will continue to clean until the new person starts to ensure the buildings are getting attention.
 - **Owner Question:** How many other applicants were there?
 - **Answer:** We had 8 total applicants. If this person doesn't work out we would contact the people we didn't hire to see if they are still interested.

Questions/Concerns:

- Lois has a bag of salt to provide the board
- Concrete in front of building 100 sidewalks to the west side – we will contact a contractor
- Organize a cleanup day to weed, putt-putt golf spot, etc. Owner suggested we get a team made to do things the lawncare team does not.

Meeting Adjourned @ 6:56pm