**Forest Greens Condominium Association**

**Directors Meeting Minutes**

**Date: February 16, 2025 6:00 pm**

**Location: Hiawatha Public Library**

**Call meeting to order**: Meeting was called to order by Board President Atlas @6:05 pm

**Proof of notice**: Sent January 16, 2054 via email. Notices placed in 3 condo buildings as well as mailbox notices for townhouses on the same day.

**Attendance**: Unit #’s: 406, 212, 119, 208

**Board Members Present:**

Atlas Hargrove(Vice President)

Hannah Mullan (Treasurer) &

Ross Farmer (Secretary)

*Kyle Kloft (President) - resigned from board 12/31/24*

Official Vote on Position/Title Updates:

* Acceptance of resignation of Kyle (emailed board in 2024 with his intent to sell his unit, then once sold - he resigned with notice).

**Board Reports and Updates**

**Treasurer report:** Month ending 1/31/25

* Income of $23,500.93
* Expenses of $15,032.18
* Net income: $8,468.80

Phase I: Cash period end - $25,809.29

Phase II: Cash period end - $31,361.33

* Total operating cash balance -- $51,170.62
* Total Reserve Funds CDs

Veridian (5 CDs)

Total = **$166,606.67** as of 2/7/25

* Deposited 10% of dues ($25,990) to reserves December 17,2024.
* Combined that with a matured CD on 12/30 ($11,871.67) into a new 12 month CD at 4.039% with an opening balance of $37,861.67.

**President/Board Updates:**

* 2025 dues increased by $15 for all townhomes and condos effective 1/1/25.
  + We apologize for any confusion our emails may have caused. We actually realized we were emailing too many people at once and that was causing emails to either never deliver, or take several hours to a day to deliver to certain email platforms (Gmail, specifically). We will now be sending an email out to each building and then the townhomes separately in hopes messages deliver to everyone timely.
  + New monthly dues:
    - $230/month for Phase 1 Condos
    - $195/month for Phase 2 Townhomes
* Dryer Vents Spring Cleaning
  + We are planning to get estimates to clean everyone’s dryer vents in the spring due to raised concern of fire hazards. (March/April, weather depending).
* Legal Updates
  + Snow removal contract:
    - We contacted our lawyer to see where we were with the lawsuit on the snow contractor (loss of $13k) a few years ago. We filed an affidavit with the help of a previous board member and filed a summary judgement. We have spent less than $2,000 on legal fees so far - thus, we are going to continue attempting to get the money back.
      * As of 1/22, the summary judgement has been granted in favor of the HOA by the court.
      * Our lawyers have let us know we can attempt collection for the next 20 years. They are waiting on our ‘go ahead’ for next steps (garnishments, etc.). Board - decide to start now or leave for next board?
* 2024 Annual Meeting Bilaw/Regulation Changes
  + We are also working with our lawyers to get April 2024 proposal changes implemented into our bylaws as we found out the lawyers did not file them with the county recorder, thus our website/PDF’s aren’t updated. We did email them immediately following the annual meeting, but it must have gotten lost in their mix. We are following up with them regularly now to insure this gets done before the 2025 Annual Meeting.
    - Rental Occupancy 20% Limit (voted in April 2024 to grandfather in new renting policy to avoid rentals taking majority population)
      * We looked into our rental occupancy. We are estimated to have 30-40% rental occupancy after reviewing each unit with the county assessor site.
      * Which, obviously, is over the proposed bylaw of keeping it 20% from April 2024. We are looking into resolutions to help bring the rental percentage down. Hoping to find a better way to track rentals and avoid banning renting altogether. Unfortunately, there isn’t a process in place to accurately track rentals and hold people accountable. → Volunteers/outside suggestions are welcome to help implement this.
* Cleaning Update
  + Affinity has taken over the condo building cleaning as of 2/1/25. They will be able to directly manage the status of the buildings, including maintenance needs (i.e. lightbulbs, etc.), and at a discount. Since the board doesn't have directors living in each building, it will be nice to have someone directly updating us on needs. This also means that if there is a space that is needing attention (re; email from neighbor), they have the capability to direct the concern in their work ticketing system.
* Reminders
  + Turn in proposals for changes in bylaws to the board via email prior to the annual meeting. That way they can be included in our annual meeting notice for everyone’s review. Annual meetings typically happen on the final weekend in April. We will send notice 30 days prior.
  + Townhome cars should be in their garages or driveways, but not on the main drive. Majority of cars are following this rule, but we still have some stragglers near the end of the main drive.
  + Salt buckets in the condos will now be managed by Tyler at Affinity. It is better to have someone consistently doing it.
* Board of Directors Volunteers
  + Please consider joining the board this coming year. We need a minimum of 2 people and typically the maximum is 4. Ideally, we would have both townhome owners and condo owners.
  + It is vital that Forest Greens has a board for a variety of reasons.
    - Without a board, it's nearly impossible to get insurance coverage.
    - If no one within the association volunteers, a government entity is appointed.
      * Our dues would skyrocket because we would then be paying the salary of an attorney in addition to our property management.
      * This would lower property values and financial groups/banks would not allow us to lend our property (i.e. mortgages)
  + Board Perk: $50 off each board directors monthly HOA dues

**Questions/Concerns:**

* Going to speak to Affinity about intercom in building 200, maybe see about big dog
* look into concrete, to fix troublesome spots
* Going to discuss noise of snow plows with Darnell

**Meeting Adjourned @**6:42 pm