

Forest Greens Condominium Association
Board Meeting Minutes
Date: September 14, 2022
Location: Gazebo

The meeting started @ 6:30pm

The following owners were present:

407, 413, 119, 105, 322, 321, 314, 313, 324, 412, 102, 107, 115, 202, 221, 122, 201, 218, 211, 301, 101, 315, 411, 441, 105.

Proof of notice: Sent Saturday, September 3rd at 12:01pm via email. Notices placed in 3 condo buildings as well as mailbox notices for townhomes.

Treasurer report:

- Month ending 8/31/22: Income of \$36,348. Expenses of \$37,936.34. Loss (\$1,588.34)
 - Phase 2 – one-time expense of \$2,500 for rock replacement/cement project
 - New townhomes have an outstanding balance of \$5,110.88. This payment will come in September.
- Phase I: Reserve Fund - \$43,116.35
- Phase II: Reserve Fund - \$16,443.07
 - the board is hoping to start doing something with the reserve funds (last 3-4 years, nothing has been done)
- Total fund: \$59,559.42
- CDs
 - Farmers State Bank (1) \$14,878.96
 - Veridian (8) \$122,664.38
 - Bumped up 3 current CDs to 3% at 41 months. Previous rate was less than 1%. One CD matured - turned that into a 41 month at 3% and if rates get better, we can bump it up. One more CD is maturing in October, the plan is to get another 41-month CD at 3% with the chance to bump up later.

Vice President Report:

- Deferred

President report:

- Deferred

Questions/Concerns:

- **Will new units be part of Phase II or will it begin a Phase III?**
 - This is being reviewed by our attorney and Affinity. Being explored as this could result in an additional expense of \$4-5k.
- **Did Ed (previous president) give the new townhomes the bylaws?**
 - Yes. All landlords are required to have signatures agreeing to the bylaws in their lease agreement.

- **Renters with pets (dogs specifically)**
 - Genesis (and other landlords) must give 48-hour notice to their renters before coming to inspect a violation of the pet rules. If they get to the house and there is no sign of dogs, they can't do anything. However, they won't renew leases of those who have been reported with pet(s).
- There is nothing in our bylaws that restricts **how many units of the association are rentals**. We've been told Genesis has plans to sell their units eventually after they've made a dent in their construction costs.
 - We believe the odd numbers are rented. Even are not yet - due to not enough mailboxes.
- A **parking reminder** will be sent out to remind condo owners of the 2-vehicle rule and to all owners to please not park on the street per our bylaws. People have been parking additional owner vehicles in the overflow lots between building 300 and unit 401.
 - This will be further investigated.
- **Streetlight** at end of the units/townhomes. It was not written on any documentation that the group that constructed the final units would turn on the streetlamp. Thus, the board has decided to resolve. Solar lights \$400 have been ordered. Premier Electric will install. This is a solution that will be less than \$1k when it could have been an expense from \$8-12k had we wired it. Hoping this will work even on dark days
- **When will the new buildings (Genesis owned) begin paying HOA dues in the new units?** Once insurance has moved from Genesis to our West Bend group, we can add the entirety of the new units to full dues.
- **Easement/ property line being mowed.** The golf course has stopped mowing the strip. It was once agreed that we would allow their tee box to be on the land if they mowed the extra yard, but now Pro Lawn is mowing it and hasn't charged us extra yet.
- Have we progressed with the **retrieval of money from the Mow and Snow company?**
 - Last year, the previous board sent several deposit checks totaling \$13-14k for snow care. First snow in January - Chris Price did not come. After two weeks, we received an email stating he was done. We requested the funds back and never heard from him. Our attorney has a budget and if he exceeds it - he will stop, however, he feels he can get around 50% of it back. That doesn't mean Chris Price has it - it would be a 20-year judgment (lien, garnish, etc.). Recovering 7k over time will still be worth it.
- **New snow care removal group** - hoping to SAVE money if mother nature agrees
 - we will remind new snow group to keep off drains and to push snow towards the trespassing sign
 - Snow won't be hauled as it costs roughly \$500/hour
 - The board will again provide shovels and salt to the three condo buildings.
- **Big Dog Internet**
 - Final **schedule** will soon be sent out
 - rough timeline: in ground September, Attics October, LIVE November
 - We all will have fiber internet for **\$30/month set for 5 years**.
 - We did have one person bring up the cost of the internet they weren't going to use. However, it was shared by several community members that this is like any

utility we all share. It is something we are doing for cheaper now versus way more in the future. It also increases the value of the properties.

- Installing in units shouldn't take more than 30 minutes
- The company has a team willing and able to help us with just about anything, we just call them for any customer service needs.
- **Fees will be changing for the year 2023.** The board and affinity are reviewing the internet (\$30) and the water and lawn costs as well as other capital expenditures for 2023. Water hasn't been evaluated in a long time and everything for lawn care (fertilizer etc.) costs more. **The plan is to do an increase in dues for the year 2023 and the new internet in one announcement.**
- Affinity did its 3-hour **property walk through on 9/13/22.**
 - Right now, we are holding Affinity to its promise to do more than our billing.
 - We have a maintenance person named Tyler who is still learning
 - We also have the Crafty Brothers for maintenance
- **Cleaning of the condo buildings**
 - Leanne has resigned after doing a great job all these years. We all appreciate her service and want to thank her for all she did for our community.
 - The future cleaning crew will be provided with vacuum, cleaning products, etc.
 - We do not want to hire a service as it is costly
 - Right now, we are welcoming applicants. In the meantime, the board is providing these services to keep the buildings clean.
 - If anyone is interested, they can feel free to reach out to the board.
 - The cost of services for all 3 buildings was \$500 previously. This is being reevaluated.
 - The list of services and frequency is also being evaluated. The person who cleans will oversee documenting the dates they are completed and forwarding their 'invoice' to the board for Affinity to review and pay out.
- **Building 300 Security System**
 - There was a delay in doors unlocking, Hawkeye is coming on Friday to resolve
 - If anyone in 300 has an issue that hasn't been reported, they are encouraged to contact Hawkeye directly at info@hawkeye.com via email with their unit number.
- **The Board compensation topic**
 - The committee has not reported anything yet. The plan is they will come up with ideas and present the amendment to the annual meeting in 2023.
 - Before then, the board is hoping to send an email/survey to the community for their suggestions/comments that can then be forwarded to the committee
 - The goal is to keep having people volunteer to be on the board and stay on the board.
 - We may not change anything and keep this as a volunteer-board without additional incentive - depending on what is presented. Whatever is - **will be voted on.**
- **How many hours does the board spend on the HOA duties?**
 - Combined, 50+ hours between the 3 board members.
 - This is due to the property management group mainly handling accounting
 - We cannot afford a new management group at this time and are working through ideas to help improve

Meeting Adjourned 7:47pm