

**Forest Greens Condominium Association**  
**Board Meeting Minutes**  
**Date: Sunday, March 24, 2024**  
**Location: Hiawatha Public Library 6 pm**

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

**Attendance:** Unit #'s: 119, 315, 407, 410, 413. #  
5 units in attendance.

**Proof of notice:** Sent Thursday, Feb 29, 2024, via email. Notices were placed in 3 condo buildings as well as mailbox notices for townhouses on the same day.

**Treasurer report:** Month ending 2/29/24

- Income of \$19,454.85
  - Expenses of \$16,705.00
  - Net income: \$2,749.85
    - Phase I: Cash period end - \$22,858.37
    - Phase II: Cash period end - \$11,953.67
  - Total operating cash balance -- \$34,812.04
  - The February dues total was short due to an Affinity billing error in the application of the Genesis payment of \$2,340. We will receive two payments in March and be back on track.
  
  - Total Reserve Funds CDs
    - Veridian (7 CDs) = \$155,488.65
      - On 3/11/24, we combined two matured CDs into one.
        - New 6-month CD at 5.006% (5.10% APY). Opening balance = \$40,597.67
          - Matured CD details:
            - 12 months matured on 3/07/24. Ending balance = \$20,164.54
            - 15 months matured on 3/10/24. Ending balance = \$20,433.13
- President Report:**
- Affinity Spring walkthrough is scheduled for April 2, 2024, at 3:30.
  - The easement is signed by St Andrews, and we agreed to do due diligence in keeping the owner's pets off the golf course. If the golf course wants, they can put up a no-trespassing sign-up if approved by our board and our attorney.
  - We have asked Affinity for a sign at the front of our property with their contact information.
  - Security cameras are up, they will be operational shortly for video, no sound recording. Per our attorney, best practice guidelines will be drafted and

presented to the owners at the annual meeting. Access to viewing any recordings will be limited to the board. Signage to notify people they are on camera will be placed around the premises.

- Drafts of the proposals received to date, proxy, and mailing for the annual meeting were reviewed by the Board.
- It was determined not all board members will be returning, we anticipate needing people.
- Garage #M1 will be available for rent starting April 1<sup>st</sup>, 2024. If interested contact ravi.3537@gmail.com

**Meeting Adjourned @ 6:50pm**