

Forest Greens Condominium Association
Board Meeting Minutes
Date: Sunday April 28, 2024
Location: Hiawatha Public Library 6pm

Meeting was called to order by HOA Board President Dave Blum @ 6:00.

Attendance: 35 owners present with proxies 68 votes, which met the quorum of 36.

Board Members Present:

David Blum (President)

Jason Wilke (Vice President)

Hannah Mullan (Treasurer)

Mary Reeves (Secretary)

Proof of notice: Sent Monday April 1, 2024, via email. Notices placed in 3 condo buildings as well as mailbox notices for townhouses on the same day.

There was a motion to waive the Reading of the 2023 Annual Meeting Minutes, which was passed.

Board Reports and Updates

Treasurer report: Month ending 3/31/23

- Income of \$23,593.00
- Expenses of \$10,913.83
- Net income: \$12,679.17
 - Phase I: Cash period end - \$29,812.82
 - Phase II: Cash period end - \$17,678.39
 - Total operating cash balance -- \$47,491.21
 - The April expenses will be slightly higher as we have 3 months of invoices from Kone to pay. They had been sending to Bill previously (Jan-March).
- Total Reserve Funds CDs
 - Veridian (8 CDs) = \$157,117.84
 - On 4/8/24, we took 10% of our operating cash balance (\$11,331) and opened a new 6-month CD (5%). We make these deposits because we withdrew a large chunk of our reserves to pay our insurance upfront last spring.
 - For the year 2023/24, we got new HOA insurance with Auto Owners. It was a \$7,000/yr increase from our previous coverage, but when we went to market - this was the best option. We paid our insurance in full to avoid having to assess/raise dues to owners and received a discount of \$6,000 from Auto Owners for paying it upfront.

Comparison of ending March 2023 vs. ending March 2024

- Operating cash was \$37,555.85 (2023) vs. now (2024) it's \$47,491.21
 - Increase of \$9,935.36.
- Reserve funds were \$157,461.52 (2023) vs. now (2024) it's \$157,117.84
 - Decrease of (\$343.68).
- **Total funds: + \$9,591.68.**
 - The total is a result of paying our insurance in full up front and taking an additional 10% of our operating cash and putting it in reserves in December. This is something the board completes annually regardless of our expenses.
- Owner's comments or questions regarding the treasurer's report
- The amount of the reserve was questioned, a deposit had been made since the final amount noted, Hannah will check on where we are now.

A motion was made by, seconded by, and the Treasurer's report was accepted.

President Report:

: Review the new insurance. Vote to pay it monthly or at once.

- Insurance had an increase of approximately \$7,000. All bids came back significantly higher with more companies opting not to bid for HOAs. Our wind, hail, storm deductible will increase from 1% to 3% of replacement costs. President recommends paying the \$52,189 in a one-time payment to save the homeowners \$6,566 on the premium. The board voted to pay the one-time cost, this passed unanimously.
- Hannah was authorized to cash in CDs in the amount of \$52,189 and have Affinity pay the premium to Skogman's.
- Wind, Hail, Storm assessment insurance – Owner discussion
- Security cameras – are up and working. They will require a police case number for the board to review. Currently the president is the only person with the password. Our lawyers are drafting exact rules and regulations. The insurance no longer offers a discount for the cameras being in place.
- Spring walk through completed – maintenance requests to Affinity
- General updates: Affinity agreement signed through 2025, Snow signed for 2024-2025, Lawn care signed for 2024, will need bids this winter. No major projects planned for this summer.
- Meetings – there were several meetings this year. The board encourages owners to attend the meetings.

Vice President Report:

- Nothing to report.

Affinity Report:

Bill is no longer with Affinity, Randi and Shannon were present and they will be representing us through 2025. Tyler is still our maintenance person.

The drainpipe by the back garage has been repaired.

The repairs to the doorbell for building 200 and the repairs to 205 are on the list to be repaired.

Owner votes on bylaw proposals and rule changes

Pursuant to Exhibit “E” By-Laws, VII: Amendments, the following are proposals to be voted on at our Annual Meeting on April 28, 2024.

Proposal #1 (CHANGE):

Article IX, #2, Use of Property, (K-1 & K-7):

Current K-1: Dogs shall only be allowed in owner-occupied units within the condominium regime and not within any units which are being rented.

Current K-7: Owner-occupied units may have two (2) cats, or one dog and one cat, as long as the cat(s) is confined to the unit and is not a nuisance or does not detract from the peaceful enjoyment of the condominium premises by all other occupants. The Board of Directors shall have the sole discretion to determine whether a cat should be allowed to remain within the condominium premises.

Proposal (K-1): Dogs shall be allowed in all units within the condominium regime, including within any units which are being rented with the permission of the landlord owner, a dog application approval and clear wording within their lease stating dogs are allowed.

Proposal (K-7): All units may have two (2) cats, or one dog and one cat, as long as the cat(s) is confined to the unit and is not a nuisance or does not detract from the peaceful enjoyment of the condominium premises by all other occupants. The Board of Directors shall have the sole discretion to determine whether a cat should be allowed to remain within the condominium premises.

Note: This proposal was voted down at last year’s (2023) Annual Meeting due to the wording saying “pet” instead of “dog”. Due to the overwhelming support of this change with the correct wording, it has been brought back for consideration using the term “dog”.

There was discussion and then a vote, the proposal passed, 58 for and 10 against.

Proposal #2 (NEW):

Forest Greens Condominiums will be made up of no more than 25% of units being rented, or not occupied by the owner. If a unit is in the process of being purchased with the intent of being rented, the selling owner will contact the condominium’s property management company shall be required prior to final sale to ensure that the unit can be rented, and Forest Greens Condominiums will remain 25% or under the rental threshold. If a current owner-occupied unit desires to be rented, the owner will contact the condominium’s property management company prior to renting the unit to ensure Forest Greens Condominiums will remain 25% or under the rental threshold. Renters would be classified as anyone not on the ownership title of the unit, including if owned by a family member who does not reside in the unit.

*Note: This is a similar proposal to last year with the owner proposing it raise the threshold from 10% to 25%. **The HOA is currently 24% rented units as of 2/29/24.** If this is approved, we would “grandfather” the current rentals in and maintain 25% or under the rental rate and enforce the policy at that point. We would be unable to approve any more rentals moving forward until we are under the 25% threshold. As renters move out, by policy, the owner would need to move into their unit or sell it if we are at our 25% rental maximum, meaning they would not be able to re-rent the unit if we are at our 25% threshold. Owners would have to wait until a current rental unit becomes owner-occupied before they would be able to rent their unit.*

There was discussion, and then a vote, the proposal passed, 38 for and 30 against.

Proposal #3 (NEW):

Trash and Recycling container proposal.

Applies to all townhomes at Forest Green Condominiums. Regardless of the collection day, all owners will be required to:

- a) Place their trash and recycling containers no earlier than 24 hours before collection day
- b) Remove their trash and recycle containers no later than 24 hours after collection is completed.
If an owner is unable to place them or remove them within the 24-hour window, they are asked to coordinate with a neighbor to do so.
- c) Trash and recycling containers must be stored out of sight, inside the garage or home. This would include containers not to be placed outside the garage, front door, or on the side of the house except for collection purposes outlined in (a) and (b).

There was discussion and then a vote, the proposal passed, 57 for, 11 against.

Election of next year's Association Board of Directors: The following residents volunteered to be board members for the next year, May 1st, 2024 – April 30, 2025.

Unit 212 Atlas Hargrove

Unit 415 Ross Farmer

Unit 118 Kyle Kloft

Unit 119 Hannah Mullan chose to remain a board member for another year.

Questions/Concerns:

There has been no increase or decrease in the cars speeding straightaway.

The golf course easement was signed and is good for another 20 years.

Due to cost we put off removing the putting green and power washing of the buildings.

We would like to do upkeep on the gazebo as funds permit.

We had the dryer vents cleaned last Fall and try to do it on a yearly basis.

Meeting Adjourned @ 7:16.

Respectfully submitted

Mary Reeves – Secretary