

# Forest Greens Condominium Association

## Annual Board Meeting Minutes

Date: May 20, 2021

Location: Living Hope Wesleyan Church, 1500 Boyson Road NE, Cedar Rapids, Iowa 52402

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Meeting Start: 6:31 PM

In Person Attendees				Proxy			
Unit #	Unit #	Unit #	Unit #	Unit #	Unit #	Unit #	Unit #
102	202	305	406	103	201	303	407
104	205	310	411	121	209	309	413
105	206	311	412		216	321	
107	211	313	441		218		
111	221	318	443		222		
113					223		
115					224		
117							
119							
122							

A quorum was achieved.

### Board Representatives

President: Karen Matthews

Vice President & Treasurer: Lois Evans

Director: Dave Blum (Absent)

### Reading of previous meeting minutes

No reading of previous minutes was conducted due to the protracted delay in being able to host the meeting following CDC and State guidelines for congregation sizes. No meetings had taken place since October 2020. Much communication was done through periodic Newsletters.

An agenda was distributed to all attendees.

## **Treasurer Report**

Farmers Bank - \$14,507.62 | Veridian - \$102,477.33 | Total CD Value – \$116,984.95

Allocation of Total CDs by Phase:

Phase I – 85,165.05

Phase II – 31,819.90

Savings Account – \$0 | \$8.71 | Total Savings - \$8.71

\$19,000.00, will be moved from the operating expenses and converted to a new CD at Veridian

Please note that these numbers may not reflect all expenses realized at this time.

**A motion was made, and the Treasurers Report accepted without any objections.**

## **President Report**

### **Affinity Property Management (APM)**

- There had been number of ownership and personnel changes at APM through the course of the last year with Affinity.
- Bill Yilek remains the Communities point of contact at APM.
- Mark Reynolds, a familiar face with the Forest Green community, was no longer with APM
- Due to the demand for construction services – big jobs and small – there was an acute shortage of contractors wanting to do handy-man type of jobs. Consequently, this was reflected in the number of open items across the community. These issues are not forgotten, and they will be addressed.
- APM was making every attempt to build relationships with other vendors and contractors in this matter.

Each year the Board and APM conducted a comprehensive walkthrough of the entire property to determine the scope of essential and non-essential works to be undertaken. The last one had been done on April 9, 2021.

### **Hailstorm Damage West Bend Insurance Claim Update**

Following the Hailstorm of 2020, Forest Green properties have had new roofs and new gutters replaced on all condominium and townhouse units.

Some siding has been replaced on condominiums and townhouses. However, it was noted that due to the increased damaged to some parts off the property and a shortage of siding it would be approximately another 12 to 14 weeks to get material before all the siding could be repaired and completed across the property.

It was noted that total damage from the Derecho was more than \$500,000.

### **Assessment (insurance increase and ABC disposal for condos)**

The board announced that starting July 2021, there would be a \$6 increase in monthly HOA fees to cover the additional expenses generated as a result of increase in Property Insurance (\$5400), as well as changing of garbage/waste/recycle collection agency from (A1 to ABC).

ABC were more expensive than A1 but provided a level of service much better.

### **Access and security committee**

The board noted that there had been several questions regarding access to buildings and a general security around the property.

Noting that there were significant costs associated with including additional security and logistics of how to go about doing it the board recommended that a committee be set up to review potential options and make a formal proposal to the Board.

The board requested that if there was any interest in forming such a committee, they would be supportive of reviewing proposals.

Currently there were no immediate concerns about making changes to the existing entryways to buildings or the general security of the Forest Green property.

### **Garage lighting**

There was a request made for installing additional garage lighting to rear walkways to illuminate pathways. This will be done.

### **New Business**

1. Speeders - while this complaint has been made a number of times there are limitations to what the board can do to enforce a formal speed limit. despite signs being posted it was noted that there are offenders who drive much faster than the proposed speed limit. The board suggested that it would be appropriate to approach speeders and request that they slow down to prevent any accidents on the property. This would be in the context of being a good neighbor and part of the community
2. Current potential new projects included:
  - a. Window cleaning of common areas
  - b. Alarm maintenance
  - c. Concrete work
3. A question regarding install of a supercharger for charging Electric cars was raised by a member. Owner will provide a proposal to board after they investigate the requirements. Any updating to electrical would be at property owners expense and would require separate metering.

**Election of new board**

Lois Evans will continue to remain on the HOA board for continuity.

Three additional community members volunteered to form a new HOA Board of Directors.

- Rachel Parr
- Edith Schultz
- Eddy Hudson

**Motion to accept the above community members to form a new board was overwhelmingly accepted.**

**Other**

The board took the opportunity to thank all community members past and present for their support during the derecho and hail storm events of last year and helping out with a number of items that needed to be done.

Non-Emergency	Emergencies
Hiawatha Police - (319)-398-3511  After 5pm and Weekends - Calls need to go to Linn County Sheriff Department – (319)-393-1212	If you feel unsafe or there is an emergency, please Call 911.
Routine Maintenance – Please email board at <a href="mailto:board@forestgreenscondos.com">board@forestgreenscondos.com</a>	Affinity - (319) 393-0814

**Meeting Finish: 7:45 PM**