

Forest Greens Condominium Association
Board Meeting Minutes
Date: August 11, 2021
Location: Gazebo

Meeting start time: 6:30 pm

Meeting end time: 7:19 pm

Attendees: (unit numbers)

104	310	305	202	122	105	406
301	412	321	206	414	311	402
215	107	318	443	211	314	417
411						

- Board representatives present:
 - Ed Hudson - president
 - Rachel Parr - vice president
 - Edith Schultz - secretary
 - Lois Evans - treasurer

- Reading of previous meeting minutes. This was waived.

- Treasurer report: As of June 30, 2021
 - Phase 1: Trust account balance is \$45,193.84
 - Reserve funds: \$96,884.78

 - Phase 2: Trust account balance is \$43,315.96
 - Reserve funds: \$38,720.82

- Hail damage repairs - update from Karen Matthews
 - Most work has been completed. There is still some siding work to do on some of the townhomes.

- Review of status of maintenance and other concerns:

Continuing maintenance Bill is working on: window cleaning for condo entrances, deck/repair for townhome owners that requested it (owners will be charged back for costs), light bulbs/emergency batteries out, adding lighting to end of lower garages for safety, ant spraying in townhome building, concrete/rebar in front of building 300 near drain

Ed will take the lead on maintenance issues. He will meet with Bill and Affinity owner to discuss quicker response for maintenance. He will also work on contacting contractors himself instead of waiting for Bill on some items.

- Building 2 and 3 intercom systems - Bill is working on this - they are aging, may need to be replaced, hard to find vendors to work on them
- Building 3 elevator - this will be a major expense - Ed working to get a second estimate for repairs
- Garage swamp - a proposal was made to rent an excavator to trench the area toward the creek - consensus, thoughts on this? Helpers? Anyone have connections/experience? It was brought up that doing the work ourselves can be risky if we run into problems. The concrete itself seems to have the low spot, so it may require cutting the concrete and making a trench.
- Shrubs on east duplexes are dead/dying and we will try to replace them next spring
Action step: Contact the lawn maintenance contractor to have them do this. Owners should email the board if they have dead/dying shrubs by their units.
- Damage to garage #3 will be repaired by Darnell Construction since they did the roofing and gutter work. They started but still have some left to do.

Housekeeping items:

- Reminder that hummingbird feeders are the only animal feeding allowed. Please do not have bird feeders/seed out as it attracts birds that then nest in gutters, patios, decks, and vents.
- If you have not been receiving email updates, please stay at the end of the meeting and give your email address to the board.
- We will be updating building lists on the front doors of phase 1. We will leave a sheet by the mailboxes of each building. Fill in your unit with the name you want posted when we print the list. If you do NOT fill it in, we will leave your unit info blank.
- Please be respectful of speed limit - too many people driving too fast along the golf course roadway

- The board is volunteering their time - we answer email as soon as we can, but some of us are also working full time.
- If there is ever a safety concern, notify police or fire department. Issues with other neighbors are also not our realm of responsibility.
- Maintenance issues for common areas should be sent to the board via the email account: board@forestgreenscondos.com
After approval, we will authorize Affinity to proceed with necessary work.

Questions/concerns/other business:

There are spots where snowplowing last winter tore up grass and topsoil.

Action step: Contact snowplowing contractor to have them replace soil and re-seed.

The deck color/paint code can be found on the website for those owners wanting to repaint their decks. If you are a raised deck, make sure to let your downstairs neighbors know so they can cover their belongings.

Mow & Snow snowplowing should be invoicing for upcoming season. Check with Bill.

There has been activity on the south side of the property for new build. Ed will contact Hodges to see if construction will occur.

If you are a dog owner, please make sure to have your dog on a leash and pick up after your pet.

Two street lights on the south side of the property are not wired for electricity and that is why they are not lit. If it turns out that the new construction will occur, we need to make sure they also run the electric to the lights.

Unit 301 has experienced flooding in their condo due to the water runoff drains being damaged when the siding and roofing repairs were done.

Action step: contact the contractor to have repairs made.

Please use the dumpsters appropriately!

- Only household waste - not furniture or other such items. Those items must be disposed of by the owner at the Linn County Landfill.

- Do not overfill dumpsters - we get charged extra when lids don't close properly.
- Dumpsters are only for use by condo owners - not for use by townhome owners