

# Forest Greens Condominium Association

## Board Meeting Minutes

Date: October 12, 2021

Location: Garage 406

Meeting start time: 6:30 pm

Meeting end time: 7:25 pm

Attendees: (unit numbers)

201	305	310	412	314	107	202
206	105	121	222	321	413	113
211	406					

- 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 September 30, 2021

- Phase 1: Trust operating account balance is \$56,124.07

- Reserve funds: \$97,052.57

- Phase 2: Trust operating account balance is \$47,086.41

- Reserve funds: \$38,807.26

- Elevator in building 300 - bad thumping and shaking. Estimate from Kone elevator company is approximately \$19,000. This needs to be done in order to eliminate any risk of injury or liability. It was brought up that it has been that way for years and previous tenants were told it was fine. The board has asked Kone to move forward with repairs. They won't be starting for a few months. It will likely require an assessment for Phase 1, but it is unknown how much until the repairs are complete.
- Hail damage repair update: Most work has been completed. There are still some small adjustments to work that has been done, and some trim work for some windows on the townhouses. The trim materials are no longer available so Darnell construction and the insurance company are working out the details of how the repairs will be completed.

Repairs to the pergolas have still not been done. It has been impossible to find a vendor or contractor that can complete the job. We will need to wait until next year and try finding a contractor again at that time.

- Flooding concerns in lower garages - An excavating company has agreed to handle the issue and will work to create drainage. The work will cost approximately \$1200.
- Intercoms in building 300 - The system was checked and it may need replacing. It is difficult to find someone to service it as it is aged. Bill is continuing to work on this.
- Snow removal - Ed has made several attempts to contact the current contractor for snow removal via phone call messages and text messages with no success. They still need to replace the handicap parking sign they knocked down last year. We are in the process of getting a quote for snow removal from Darnell Construction and wish to end the current contract with Snow and Mow, however we cannot do that unless they agree to end the contract.
- Winter prep - We need volunteers willing to help set up buckets of salt and snow shovels in condo buildings. Toni, Charley, and Beheram volunteered to help. A date for this will be set once we have the details of snow removal contractor figured out.
- Regarding snow removal: **It is important that once snow starts to fall, residents DO NOT PARK in the parking spaces between the south end of building 300 and the townhomes.** This is where the snow removal people will be piling snow. Last year, there were vehicles parked there, and consequently the snow had to be piled in a different location, which caused considerable problems.
- Lawn care/shrub removal - Edith met with the lawn care company. They will completing fall pruning as needed. Additionally, they will remove dead shrubs from 443, 441, and 412.
- New buildings - Ed exhausted all possibilities to block the new construction, however the amendments allow the construction to occur. There will be 6 buildings with 2 units each for a total of 12 new units. However, it will provide more income for the HOA because occupied units will generate full dues vs. partial dues paid by Hedges previously.
  - Additionally, once the electric is laid, the streetlights will be wired in and we will have them working.
  - Residents near the construction area voiced concerns about noise levels from the construction which we cannot do much about as long as they are within the time frame of Hiawatha city code (construction noise). However, the workers are also playing loud music, and it was recommended that residents contact Abode Construction to complain.
  - It was also noted that many of the trucks and workers from the construction site have been speeding down the road adjacent to the golf course. Ed spoke with the job supervisor. Residents are encouraged to call Abode Construction to report this concern as well. Abode Construction: 319-363-0709

- October is fire safety month. Make sure to check your fire extinguishers.
- Unit 412 reported leaking windows. A suggestion was made to create a record of units that have had to replace their windows, so that if it is ever determined that the HOA replaces all windows, those particular units will not have to be part of the total replacement assessment (or pay a reduced amount).
- A reminder to all residents that the rules and by-laws require garages to be kept closed when you are not in them or using them. Leaving garages open for long periods of time can create issues with attracting wildlife or other undesirable animals.
- 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.
- 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](mailto:board@forestgreenscondos.com)  
After approval, we will authorize Affinity to proceed with necessary work.

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