

Forest Greens Condominium Association
Annual Meeting Minutes
Date: May 14, 2018
Location: Hope United Church of Christ, Hiawatha, IA

The meeting started @ 6:30pm. We took a tally of the member's. A total of 56 members were present or their proxy was obtained. Members that were present are in **Bold**. The rest listed were represented by proxy.

Condo Owners:

Building 1: 102, 105, **106, 108**, 115, **119**, 121, **123**

Building 2: 201, **202**, 205, 206, 210, **211**, 215, 219, **221, 222**, 223, 224

Building 3: **301, 302**, 303, **309, 310, 313, 315, 317**, 322

Townhome Owners:

401, 402, 403, 404, **406, 409, 411, 412**, 413, 414, **418**, 419, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 433, 435, **437, 439**

Proof of notice: Yes

Minutes: The Treasurer report and the Discussion Topics from the October 9th 2017 meeting were read and approved.

Treasurer report:

- Phase I: Trust Account - \$6,484.79, Reserve Fund - \$102,315.96, **Total - \$108,800.75**
- Phase II: Trust Account - (\$4,255.52), Reserve Fund - \$50,962.92, **Total - \$46,707.40**

Director report: Pass

VP Report:

- Total Hits on our website for 2017: 12,086 (1,007 per month) up 10,204 from 2016
- Our 3-year contract with Go-Daddy was renewed last May it will run through May 2020

President report:

- Alarm monitoring systems installed in Phase I buildings
- Had to have one defective alarm box replaced
- Phase I building alarms are now being monitored as required by the City of Hiawatha
- One defective deck beam was replaced

- Roofs on buildings #100, #200, #300 were replaced. Insurance paid roughly 75% of the cost
- 6 garage gutters
- Cleaned all dryer vents
- Bird screening installed on ground level units

Technology committee report:

- Conducted survey to gauge how residents feel about our community
- 49% response
- Highest scoring topics were that residents felt our community was quiet and safe
- Lowest scoring topics were that residents felt the snow removal, outdoor lighting, and parking situations could be improved

Election of Board of Directors:

Amy Starr, Russ Kadolph, and Doug Anderegg volunteered and were voted onto the board. Rochelle McFarland will be staying on as the Secretary/Treasurer. The new board will meet on May 21 to determine which position they will be filling.

Old Business:

A change to the definition of a quorum was put to a vote. The vote passed with 54 in favor and 2 opposed. The previous quorum was a majority of 51%. The new quorum will be 33 1/3%.

Outdoor Street Lighting: Carol Forbes has been researching how to get lighting to the lampposts at the south end of the property. She has received a firm bid for outdoor lighting in this past week and will have that information to present at the next board meeting.

New Business:

The sliding door and the seals around with windows are becoming in issue in many of the units. Mark Drish will be looking into fixing or replacing these.

The placement of the handicap stalls. We talked about moving them to the center of each unit nearer to the doors and was stated that due to the ADA compliance rules, the survey that was done 3 years ago by an engineering company informed us that we cannot move our handicap stalls.

Phase II was asked if they would like their windows washed this year and it was voted yes. There was discussion about getting Phase I windows washed at that same time.

It was discussed that we have a landscape committee formed to take care of all the landscaping on the property. This will likely consist of 3-4 people. There were no volunteers at this time.

It was discussed that we have a dog committee to review all of the rules of the association and the city. There were no volunteers at this time.

Discussion Topics:

- When propping open doors in Phase I, please do not prop the door completely open. Please do not leave the door open for more than 5 minutes. It interferes with heating and cooling costs as well as security.
- Be sure to check your fire extinguishers due to the recall. You can find more information at www.kidde.com and 855-271-0773
- The water from the spigots outside of the Phase II townhomes is paid for by the association.
- The electric cable running outside of the townhomes near building 401 is for Mediacom and should be buried within the week
- Looking for someone to be the person of contact for both lawn care and snow removal
- The woodchips that have been outside of the 300 building were being used for landscaping
- Snow cannot not be effectively removed if vehicles are permanently parked in the snow removal areas

Special guest:

The Hiawatha Fire Department came and spoke about the importance of acting on fire alarms. Keeping doors closed in your home is a good way to prevent fire damage. Replace your fire alarms every 10 years. Have a carbon monoxide detector. Grills must be at least 10 feet away from any structure that contains 3 or more housing units. Exit a building any time the fire alarm goes off. If you can breathe easily, help your neighbors exit as well.

R- rescue, yourself or someone in your immediate vicinity

A- alarm, call the fire department, pull any alarms in the building

C- contain, close all doors on your way out

E- extinguish, if you feel comfortable use the fire extinguisher

Meeting adjourned at 8:10pm. The board will determine on 5/21/18 when the next meeting will be.

The new board has been elected as follows:

President:	Amy Starr	#403	319-431-5363	amystarr@skogman.com
Vice President:	Doug Anderegg	#412	319-538-8994	douglas.anderegg@gmail.com
Director at Large:	Russ Kadolph	#211	319-361-8585	cap.n.wally1@gmail.com
Secretary/Treasurer:	Rochelle McFarland	#119	319-721-5299	rochellemcfarland@rocketmail.com

The next board meeting will be held on June 4th at 6:00pm in the Gazebo. All are welcome, feel free to bring your own chair.