

Forest Greens Condominium Association

Board Meeting Minutes

Date: September 24th, 2023

Location Courtyard Gazebo

Proof of notice: Notice of meeting posted and sent out via email 09/08/23, posted in all 3 condo buildings and in the townhouse mailboxes.

Meeting start time 6:01 pm Meeting adjourned 7:02 pm

Attendees: (unit numbers)

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|-----|-----|-----|-----|-----|-----|-----|
| 107 | 113 | 119 | 119 | 119 | 305 | 306 |
| 315 | 138 | 406 | 407 | 413 | 441 | |

Board members present: Dave Blum – President, Jason Wilke – Vice President, Hannah Mullin – Treasurer, Mary Reeves – Secretary

Treasurer report: Month ending 8/31/23

- Income of \$20,975.00
- Expenses of \$16,667.16
- Net income: \$4,307.84

Phase I: Operating cash - \$33,746.94

Phase I: Reserve Fund - \$86,097.77

Phase II: Operating cash - \$23,155.46

Phase II: Reserve Fund - \$25,616.49

- Total operating cash balance -- \$56,902.40
- Total Reserve Funds -- \$111,714.26
 - CDs
 - Veridian (7) \$111,714.26

No CDs maturing as of late, Hannah will continue to watch rates.

We paid our insurance up front for the year, thus we have \$11,100.00 to invest in a CD. (This is the insurance premiums we would have had to pay monthly \$3700.00) Hannah will get a check from Bill at Affinity and open a CD at Veridian.

Presidents report/projects update:

- There were concerns about the putting green, we obtained a bid from Prolawn to get rid of the area and make it a grassy area. The bid came in at approximately \$5,000.00. Half of the bid is labor, and half is materials. There was discussion about doing it ourselves with volunteers from homeowners, but due to liability concerns it was decided we would obtain more bids. As it is now the area is unusable space. A suggestion was made for a fenced in dog area.

- Snow plans, Darnell is signed and ready to go. Our warranty with JDM Concrete is void if we use salt on any of kind on the new concrete. Jason is aware of a new salt that is more expensive but is safe for new concrete. We will run this by JDM to see if we can use that. New town houses will be salted this year. Some owners have purchased their own salt, we want all owners and residents to be aware at this time we are not able to put salt on the new concrete. Darnell is coming out to walk with us to make sure we are all on the same page. Special salt is not needed for the areas that were ground down.
- Concerns were brought up about people speeding and there was talk of speed bumps being placed which will be brought up with Darnell, to see if that would be a problem when running snowplows. Temporary speed bumps in the warmer months were also discussed. It was brought up these create a hazard for walkers and bike riders. We are unable to provide proof to enforce speed limits.
- Late fees on delinquent association fees were discussed. A flat monthly fee for anything over 90 days. Fees would assess at 91 days and would not start until November 1, 2023. This affects a very small number of owners. It was decided we would go with a flat fee of \$50 per month beginning on day 91 from when the fee was originally due and would assess every 30 days after that, until current. If you are behind on your association fees, please bring your account current. A written notice will be drafted, and snail mailed to owners.
- Fines on violation of bylaws. We don't want to assign fines on every bylaw just because the board can, it is our hope it will deter repeat offenders. Examples of possible fines would be for disposing of trash in the dumpster by people who do not live in Phase 1. In Phase II parking on the street for over 48 hours. Damage to common areas. A tenant damaged property that belonged to the HOA and in that situation the homeowner was charged materials and a fine. Affinity charges us a fee to come out for repairs.
- When alleging someone is putting things in the dumpster, please be aware a person may just be cleaning up a common area or picking up garbage while walking. Our trash bill has not been affected for Phase 1 by any dumping so far. If you want to accuse someone of violating a bylaw, understand when we start assessing fines, you will not be able to do so anonymously. It is not in the bylaws as to what owners can put in the dumpster, it is suggested remodeling debris and household appliances should be taken out to the Linn County landfill on County Home Rd. We may need to implement a rule. The Board will further discuss.
- Dave suggested by November 1st to clarify what violations are to be fined and bring back to October meeting so that owners are aware, and the fees are included in the minutes. If there is no bylaw or rule, it's unenforceable by us.
- It was brought up, that the bylaws are not being communicated to all the tenants in the townhomes, so it was decided a copy of the bylaws would be distributed to each townhome for them to leave in the unit when they move. We don't have tenant contact information. It was suggested Genesis copies the board when they clarify bylaws with a tenant.
- Now that it is cooler Big Dog will start running wire for cameras in the attics. The original dates were Oct/Nov, and they appear to still be on that time line. It was clarified they will be on the Phase I entrances, the garages, (including the back garages) 4 dumpsters as well as by the elevator which will pick up the mail areas. Some homeowners noted they have outside cameras as well.

Owner comments:

- The resident of unit #107 wanted everyone to be aware she was hosting a get together Friday 4pm – whenever, bring a dish to share.
- What passed at last year’s annual meeting?
 - Previous monthly and annual meeting minutes are on our website. The annual meeting minutes contain the votes for items proposed. Some of the proposals outcomes from 2023 are, current dog weight is still 35lbs, you can have 1 dog and 1 cat or 2 cats. Smoking is restricted to outside areas including decks and patios. Board members receive a \$50 reduction in HOA fees, to be reviewed every year. We did not impose a rental restriction of 10% of the units as we are currently at 20%. For a full listing refer to the website.
- Anything we are voting on in April?
 - As of today, nothing has been submitted to vote on at the annual meeting in the Spring 2024.
- Dave: The October meeting will be most likely be held at the Hiawatha Library. As usual, we will not have an organized Board meeting during the holidays, November & December. After October, plan to attend a meeting in January.

Meeting adjourned 7:02 pm