

**Forest Greens Condominium Association  
Board Meeting Minutes  
Date: Sunday, January 21, 2024  
Location: Hiawatha Public Library**

**Call meeting to order:** Meeting was called to order by HOA Board President Dave Blum @ 6:00p.m.

**Attendance:** Unit #'s, 119,206,315,318,320,407,413.  
7 units in attendance.

**Proof of notice:** Sent January 2, 2024, at 3:06pm via email. Notices placed in 3 condo buildings as well as mailbox notices for townhouses on the same day.

**Treasurer report:** Month ending 12/31/2023

- Income of \$20,913.00
- Expenses of \$14,518.68
- Net income: \$6,394.32

Phase I: Cash period end - \$23,719.93

Phase II: Cash period end - \$20,419.76

- Total operating cash balance -- \$44,139.69
- Total Reserve Funds CDs
  - Veridian \$154,135.69

**Board Reports:**

**Treasurer:**

- **Purchase CD on 12/27/2023**, opened at Veridian at 5.5% APY for 15 months. 10% of our operating cash (\$30,460.00) moved to reserve after we paid our annual insurance in a lump sum + matured CD \$7,754.37. New CD total with new dividends: \$38,242.59.

**Vice President:**

**President:**

- **2023 Budget vs. Actuals**  
Costs were higher than budgeted, but due to the HOA fees being collected on the new townhomes the shortage came in a little over \$13,000.00.
- **2024 Budget**  
The 2024 budget has been adjusted to cover costs. (see below for snow removal)
- **Snow removal**

We are at our snow removal budget for 2024 because of the large amount of snow in January, (2024 snow removal is budgeted through December) We are going to hold off and see how much snow we receive in February before making any adjustments. What we want to avoid is leaving the next board with a large deficit. We are billed by how much snow falls. They do not come out if the total is below ½ an inch. This week there is the possibility of rain/freeze and Darnell will communicate what they think will be best given conditions.

**Questions/Concerns:**

- We will look at Affinity in February to discuss how we think they are doing. Bill is no longer with Affinity.
- Concerns about the snow in front of building 200 and the garage at 318 were forwarded to Darnell.
- The board would like to express their appreciation for the majority of cars being parked in garages.
- An owner has been having a problem with her satellite dish and Big Dog is going to look at that.
- The camera project is supposed to start on 01/22 but Big Dog is running short handed so the install will be slow.
- A concern over the age of water heaters was brought up and it will be brought to owner's attention at the annual meeting.
- Garages are settling, if there are adjustments needed this will be an HOA fix, not the owner of each individual unit.
- Concerns over rentals were again addressed. It was suggested a proposal be submitted for the annual meeting and we may also need to address how we define rental. Dave will research if we are able to have different bylaws for the condominiums vs the town houses.

**Meeting Adjourned @ 6:56**