

Forest Greens Condominium Association
Board Meeting Minutes
Date: Sunday, June 25, 2023
Location: Hiawatha Public Library 6 pm

Call meeting to order: The meeting was called to order by HOA Board President Dave Blum @6pm

Attendance: Unit #'s: 412, 221, 407, 119, 315, 420
6 in attendance. No owner's quorum was necessary.

Proof of notice: Sent Saturday, June 3, 2023, at 2:38 pm via email. Notices were placed in 3 condo buildings as well as mailbox notices for townhouses on Sunday, June 4, 2023.

Treasurer report: Month ending 5/31/23

- Income of \$23,069.00 + CD's \$45,486.00 = \$68,555.00
- Expenses of \$58,586.62
- Net income: \$9,968.38

Phase I: Operating cash - \$32,553.66

Phase I: Reserve Fund - \$84,616.99

Phase II: Operating cash - \$15,286.57

Phase II: Reserve Fund - \$24,853.65

- Total operating cash balance -- **\$47,480.23**
- Total Reserve Funds -- \$109,470.64
CDs
 - Veridian (7) \$109,470.64
 - Closed out our CD of \$14,546.75 at Farmers State on 5/10/23. Combined the amount with a matured CD at Veridian to pay for our yearly HOA insurance (\$45,762). We saved almost \$7,000 by paying for the entire year upfront versus paying monthly.

HOA insurance changes:

- We went to the market for new insurance this spring as we renew every May 1st. West Bend rates were going up a lot due to our property values and the market in general.
- In our search, we had a list of contributing factors:
 - A lot of companies are no longer insuring HOAs.
 - We are currently paying higher rates due to the grills on condo decks. One insurance company refused to quote us due to this hazard and the Fire Department has given us notices. It slightly affected our rates this year and there is a concern that without removal, our new insurance company will not insure us next year. Open flame grills are not allowed on patios or decks of the condo

buildings - this is a bylaw and the Hiawatha City code, but electric grills and smokers without open flames are fine.

- Our deductibles for wind and hail damage were going to change to a percentage base - so we were trying to find the best rates
- Our insurance broker is recommending that all owners get assessment coverage of at least \$5,000 added to their individual insurance for their condo. Most condos with a mortgage require it. Call your provider and see if you have it or how much it would cost to add per year. It could help you significantly when we have a huge storm needing repairs. It basically saves you from having to pay the assessment out of pocket.
- We went with Auto Owners' coverage - it's a \$7,000 increase from last year. It gives us an additional 3 million in coverage.
 - To keep from having to increase dues, we paid the insurance company upfront for the entire year versus having to pay by the month. This saved us almost the entire \$7,000 increase, making our new insurance with the additional \$3,000,000 coverage only up \$167 for the year.
 - The money we used from CDs to pay it will be repaid by dues that come this year. Our reserves balance will go back up as we buy new CDs using the money we would have spent monthly on the insurance premium.

Bylaw changes voted on at the Annual Meeting – next steps:

- Our bylaws are back from our attorney. They were signed, notarized, recorded, and sent to Affinity. The website is as updated as possible.

Questions/Concerns:

- We have gotten emails regarding the street closure - this is not a board subject. It's the city of Hiawatha. Please contact them if you have questions or concerns.
- Carpet cleaning and/or replacement. We got bids and it was going to be over \$30k per building (same carpets) - we have paused the replacement piece and had them all professionally cleaned. We also had building 100 repainted and stoppers added to keep the paint job looking nice. We will remain strategic in planning when it comes to replacing the carpet.
- We hired a cleaner (owners Jeff and Baxter Hennessey) for the condo buildings as Terina moved to Arkansas in May. Unfortunately, we didn't have any notice, so Jason Wilke, Board VP, graciously stepped up to clean for the month of June so we don't go a month without cleaning. An owner in a building went up to him and asked why he was cleaning, and he replied it was just trying to keep everything nice until we get someone. The owner in the building stated, "Glad the board is finally doing something." Jason lives in a townhouse and has no personal reason to want the buildings to be cleaned, he is just a good person trying to help. He doesn't deserve to be spoken to like this. Just a reminder to be kind to our neighbors and our Board volunteers. Being mindful of each other is important. If you have nothing nice and productive to say to your neighbors or a Board member, please say nothing and just move on.
- We are revamping the plan for security cameras. It won't cost us any additional money beyond our \$30 internet fee. Currently waiting on the cameras as stock is low. It's going

to be phased in 5-6 cameras at a time. They will be focused on the cars/garages and entrances. Still remapping where exactly they'll be.

- Question about the repair portal - that will be Affinity - stay tuned. Once their app/site is active - all repair requests will go directly to them. Then the board will review and approve/deny for Affinity to do.
 - We can start including our list of repairs in our monthly update email
 - Active projects include gutter repairs, concrete, repainting, weeding, light fixtures (not bulbs), tree work, and power washing condos (got quotes - \$5k/building) - too expensive.
- Suggestion to combine the declarations, amendments, bylaws, etc. into one document for realtors, buyers, owners, etc.
 - Also, a suggestion to add a search bar feature (within the site and within the documents)
 - Navigation on the website is a little confusing. Not sure what is a law, amendment, rule, etc. Dave is trying to eliminate redundancy by editing the site.
- The trees near the new townhomes need to be watered.
- Discussion regarding keys to the water closets of Townhomes. Board will discuss this further.
- An Owner brought up concerns they have with the new townhomes and their neighbors. The Board reminds all owners that the bylaws must be applied equally, and we can't choose to allow or forbid something for one owner but do the opposite for another owner. Some of the concerns, if applied equally across the entire complex, would result in major changes for all owners and may create other concerns. An example the Board gave is one concern is about a unit that is in open view of the courtyard, but the same "violation" is being done at a townhouse that faces the woods. The unit facing the woods isn't an eyesore but the one facing the courtyard is. We cannot enforce bylaws like that. It is all or nothing and we need to evaluate if it is truly harming the other owners or the property or if it is just annoying. After a spirited discussion, the Board reiterated they had already sent the concerns to the owners of the units and would follow up with them again.
- An Owner--Question regarding windows. HOA is responsible for windows. This would be a normal maintenance request if you have an issue, you need addressed.
 - Window referral place on the website has higher quotes than Glass Plus. Going to update the website.
- Board thanked the 3 owners who took the time to attend the meeting.

Meeting Adjourned @ 7:15pm