

Forest Greens Condominium Association
Board Meeting Minutes
Date: Sunday Oct 22, 2023
Location: Hiawatha Public Library 6pm

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

Attendance: Unit #'s: #107, #118, #119, #221, #315, #318, #407, #412, #413.
9 units in attendance.

Proof of notice: Sent Tues Oct 3, 2023, via email. Notices placed in 3 condo buildings as well as mailbox notices for townhouses on the same day.

Treasurer report: Month ending 9/30/23

- Income of \$22,534.00
- Expenses of \$19,313.65
- Net income: \$3,220.35

Phase I: Operating cash - \$26,220.50

Phase I: Reserve Fund - \$92,757.77

Phase II: Operating cash - \$22,802.25

Phase II: Reserve Fund - \$30,056.49

- Total operating cash balance -- \$49,022.75
- Total Reserve Funds -- \$122,814.26
 - CDs
 - Veridian (8) \$123,832.01
 - New CD 09/27/2023 opened at Veridian
 - \$11,100.00 at 5.5% APY 15 months
 - 10% of our operating cash moved to the reserve after we paid our annual insurance in a lump sum.

President Report:

- Per a suggestion last month, each of the new townhomes were given a binder with all our bylaws and rules.
- Security camera contract should be signed this coming week with them being fully functioning by December 31st or likely sooner. There will be 19 cameras total, with 16 being outdoor views and 3 being inside with one in each condo building.
- Review snow removal walk we had with Darnell Construction, if we use salt at all on new concrete our warranty will be void. We will mark the new concrete with the orange poles that are currently between the townhouses and the back garages. Do not put any kind of salt on the concrete marked with the orange poles. This is only for this winter.
- Dave and Jason will distribute mats and shovels later this week in the condo buildings.

- Recommendation: After reviewing the bids for the removal of the putting green, Dave feels our money will be better spent in other areas. Board vote: To put the putting green on the 2024, budget which will give us time to come up with a plan. Board approved unanimously.
- Discuss speed bump bids and recommendations. The bid was for 6 speed bumps, 3 along the straight away and 3 along the garages side. The low-cost speed bumps will have to be replaced every couple of years. Our current snow removal company will not give us a bid if we have speed bumps. Board Vote: To place on the 2024 budget, we will look at speed bump bids in January, and decide if this is cost effective. Board approved unanimously.
- Late fees are going into effect on November 1st. One owner submitted a payment of half of their dues owed. We have one other owner who will potentially get a charge. All other owners are current.
- Board Vote: Approval for \$12,000 from Phase 1 & \$7,360 from Phase 2 (\$19,360 total) to be moved from operating cash to reserve in December 2023. This is the amount budgeted based on our current dues for our annual deposit to reserves. Board approved unanimously.
- Board Vote: Approval for \$11,100 total to be moved from operating cash to reserves in December. This represents the insurance premiums we paid ahead in May 2023. Board approved unanimously.
- Owners are encouraged to review the new “Outdoor Occasion Decorations” rule in preparation for the upcoming holiday season.
- Snowbirds are encouraged to let a neighbor know when they leave so they can monitor anything out of the ordinary that may occur with their unit while they are gone.
- Next Board meeting is January 21, 2024. I hope everyone has a wonderful holiday season.

Questions/Concerns:

- A suggestion was made to move the rubber drainage pipes behind building 100 and 200 to a trap. This will be looked at.
- The lighting timer for building 200 appears to need adjusted or replaced.
- Some of the chandelier bulbs are out, this will be referred to Affinity.
- Not feeding the wildlife still needs to be added to the website. Dave will update the website.
- The integrity of the deck beam in 210 needs to be looked at and the door adjustors for 205. An email was sent to Affinity.
- There is a concern with marijuana use in building 100, a reminder that smoking is only allowed outside, and should be limited to legal substances. Be conscious of your neighbors as smoke can drift into vents.
- The doors to the elevator are still taking a while to open, this has been looked at, and the finding was it is within the guidelines.

Meeting Adjourned @ 7:03