**Forest Greens Condominium Association**

**Directors Meeting Minutes**

**Date: December 1, 2024 6:00 pm**

**Location: Hiawatha Public Library**

**Call meeting to order**: Meeting was called to order by Board President Kyle Kloft @6:02 pm

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

**Attendance**: 415,113,119,118,212,202,402,110,318,215: Thanks to everyone who attended.

**Board Members Present:**

Kyle Kloft (President) - moving and leaving the board as of 12/31/24

Atlas Hargrove(Vice President)

Hannah Mullan (Treasurer) &

Ross Farmer (Secretary)

**Board Reports and Updates**

**Treasurer report:** Month ending 10/31/24 **October. November totals are not ready yet.**

* Income of $21,235
* Expenses of $16,985.24
* Net income: $4,249.76

Phase I: Cash period end - $37,766.26

Phase II: Cash period end - $24,345.94

* Total operating cash balance -- $62,112.20
* Total Reserve Funds CDs

Veridian (5 CDs) (one matured CD moved to Savings 9/17/24)

Total = **$139,048.34** as of 11/09/2024

* Opened 9 month CD with Savings money from closed CD on 9/17 & matured CD 10/9 = $53,242.77

**President:**

* Reviewed 2024 Budget vs. Actuals
* **2025 Budget - dues increasing by $15 for all owners effective 1/1/25**
	+ - **mail notices sent 11/29/24, emails sent 12/1**
	+ will help with additional expenses and insurance increases
	+ will continue to set aside 10% of dues to reserves each year
* Snow removal - reminder to park away from curbs, use garages, do not park on main drive in front of townhomes. Cars need to be in garages, driveways, or parking spaces. remember to park back from curbs and fire hydrants for snow shovels. Keep the lot by 300 empty for snow.

**Questions/Concerns:**

* Someone asked about how we are enforcing the 20% of units being rented amendment put in place in April - discussion is in place, but we need a way to track who owns and who rents - problem is we don’t have all the information we need
	+ Once we figure out how to tackle this, we will need to update website to state “Renting is not allowed at this time for all NEW buyers” and possible change the procedure for buying/selling units
	+ Board will look into the Linn County Assessor website to verify (or attempt to verify) owner versus renter occupancy.
		- may help us get in contact with the owner in an emergency?
		- may need a committee to assist going door to door
* We will contact our lawyer to see where we are at in terms of the lawsuit with the snow removal contractor a few years ago. Going to see how much we’ve spent in legal fees so far.
* Ross will print minutes once completed and post in the condos and at the townhouse mailboxes.
* Reminder - townhomes, do not park on main drive! Use driveways and parking spots.
* Financials and new budget will be posted to the website in the next week or so. Randi will work off our spreadsheet to know where funds should be allocated.

**Meeting Adjourned @**6:42 pm