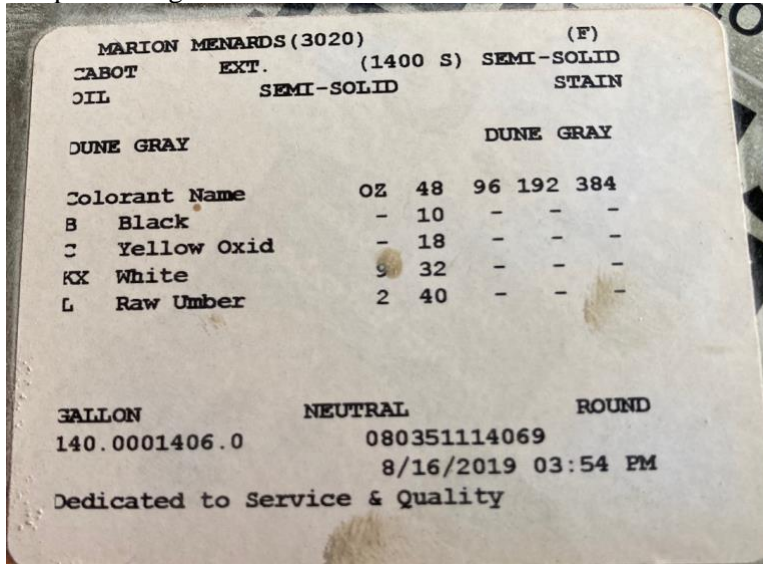


- Hiawatha sent a notice yesterday stating “**Northbrook Drive NE will be closed** to thru traffic between Nixon Drive and Cimarron Drive NE. The city of Cedar Rapids is doing bridge repairs over Dry Run Creek. Traffic will be rerouted to Boyson Road NE using Council Street and Robins Road. Repairs are expected to be completed at the beginning of August”. We will likely have trucks and equipment at the entrance of our community. Please keep a watchful eye as you turn in & out of our drive and be kind & courteous to the workers, walkers, and other drivers.
- **Condo Carpet replacement:** The estimates with time and materials came in at over \$30,000 per building or \$100,000 total. This would wipe out most of our reserves OR create a large assessment for phase 1 OR a combination of both. Your Board decided to professionally clean them to see if that improved their condition, at a fraction of the cost. We still have carpet replacement on the long-term maintenance list, but we want to build a fund for it.
- Our **insurance for the HOA has changed** from May 2023 – April 2024. The biggest change is the deductible we (all owners) would be responsible for will be a percentage of the total value of the loss. Previously we had a set amount, such as \$10,000, as our deductible. While we wanted to maintain a set deductible, it was not possible this year. Our agent and your Board sent out bid requests to all companies they work with. Several stated they do not insure HOAs any longer. The remaining 6 were all percentage deductibles. As we dug through the bids, we needed to look at the coverage that met our needs, similar or better to what we have had in the past. The other consideration was with the increase in property assessments for tax purposes we all received, we need to consider more coverage this year. Our agent agreed with the Auto Owner’s policy. It provided \$3,000,000 in additional coverage at the least amount of increase. The premium increases were between \$7,000 (Auto-Owners), all the way to an increase of \$50,000 for the year. With the least increase in premiums and more coverage, the Board also selected Auto-Owners. We had two options for premiums---pay monthly as we always have or pay for the year in total. By paying for the year in total, they offered a discount of over \$6,000. Your Board and our agent discussed options and decided to cash in a CD and pay off the policy in total for the year. With the discount, the total was just over \$45,000 for the year, which is an increase of just \$167 compared to the year that just ended, with an additional \$3,000,000 in coverage. Our agent and your Board did a great job on this for the owners.
 - With the deductible being a percentage of the total value of the loss, each owner would be assessed their portion of the deductible. Our agent is encouraging owners to ask if they carry “Loss Assessment” coverage. This coverage could be used to pay your HOA assessment for the deductible in the event we have a major loss. If we have a \$2,000,000 loss such as a tornado, and the deductible is 1%, affected owners would be assessed \$20,000, for example. One Board member who looked into this was quoted about \$10 for the year, for \$10,000 in coverage. It would be a good addition to your personal homeowner’s insurance if your policy doesn’t currently have it. Our agent is happy to discuss this further if you have any questions. Their contact info is on our website under “Insurance Information”. <http://www.forestgreenscondos.com/insurance-information.html>

- Reminder as we have more walkers around the community, there is **no on-street parking allowed**, per our rules. Article IX “Conditions of and Restrictions on Ownership, Use, and Enjoyment” letter (g) states “No parking of any vehicles shall be allowed except on designated driveways, parking areas, and garages”. Please make sure your vehicles are parked in your driveway, garage, or in designated parking spaces.
<https://nebula.wsimg.com/6c74d1fb8b846c7002042809306ec7a4?AccessKeyId=E447301E9C8E32D701F6&disposition=0&alloworigin=1>
- Condo owners who wish to **paint their deck** should refer to the picture below to ensure you are purchasing the correct color.



- We are in the process of hiring a new person to **clean the condo buildings**, due to Ternia moving out of state. We were pleased to have 8 people inquire about the position. We are visiting with those people soon and will get them started. A Board member will be doing the cleaning in the interim to make sure we stay up on it.
- Big Dog is evaluating our **security camera** needs and we will be moving forward. We have worked out a deal with them that this service will be included with your \$30 internet fee, meaning no new charges (HOA fees) will be needed to have a fully functioning security camera system in our community. There is no upfront cost to the HOA from Big Dog for the equipment, just the monthly fee we are already paying. The only anticipated cost maybe if we need to get electricity run somewhere to make the cameras work, but we don't anticipate this will be much. The agreement will run with our internet agreement, for the same 5 years. Your Board and Big Dog did a great job on this for the owners. We look forward to having this fully functional by the end of the summer.
- Reminder all **meeting minutes** are uploaded to our website, usually within a day or two of the meeting. For those who have asked about the annual meeting minutes, the minutes were uploaded the day after the meeting on the site. <http://www.forestgreenscondos.com/meeting-minutes.html>
- **Annual Meeting bylaw changes:** We have sent the approved changes to our attorney to be written into amendments and then we will get them notarized, and to the county recorder to be filed. At that point, they will be updated on the website.