

Forest Greens Condominium Association
Board Meeting Minutes
Date: October 16, 2022
Location: Hiawatha Public Library - moved to Building 100 hallway

Hello good neighbors,

We would like to apologize for any inconvenience for moving the meeting Sunday and would like to thank the residence of building 100 for their hospitality.

Attached are the minutes from our meeting. A few key take-a-ways:

- If you leave for the winter, it is critical that someone can give Big Dog access to your unit. Family, friends, neighbors or a Board member. One inaccessible unit will stop the entire project. Please reach out to the Board or Big Dog if we need to help.
- Everyone is encouraged to share your contact info with Big Dog. **319-395-0800**. The Board will not provide private info to Big Dog. Big Dog will use the information to keep you well informed of the installation process.
- Big Dog's office is your contact for questions or concerns. The technicians on site do not have the information you are looking for. Please call or email Big Dog's office if you have concerns. Big Dog will handle all questions or concerns regarding installation, not your Board.
 - **kevin.holm@bigdogsatellite.com or 319-395-0800**
- December 15th remains our target "go-live" date

Call meeting to order: started @ 6:15 pm

Attendance: The following owners were present: 407, 119, 305, 310, 410, 406, 412, 105, 115, 218, 101, 318, 402, 441, 201, 116, 221, 103, 107, 202 (20 units)

Proof of notice: Sent Saturday, September 3rd at 12:01pm via email. Notices placed in 3 condo buildings as well as mailbox notices for townhomes.

Treasurer report:

- Month ending 9/30/22: Income of \$41,995.40. Expenses of \$41,060.79.
Net income: \$934.61

Phase I: Operating cash - \$39,929.20

Phase I: Reserve Fund - \$97,939.04

Phase II: Operating cash - \$20,564.83

Phase II: Reserve Fund - \$39,263.94

▪ Total cash balance -- \$60,494.03

- Total Reserve Funds -- \$137,202.98

CDs

- Farmers State Bank (1) \$14,878.96
- Veridian (8) \$123,159.18
 - One CD matured Oct 5 - turned that into a 41 month at 3.25% and if rates get better we can bump it up. Rates have gotten better by .25% in just a month's time!

Vice President and President Reports:

- Deferred time to Big Dog

Committee Report: discussed incentive/commission for HOA board of directors starting after the vote at annual meeting 2023

- The committee has come up with two proposals. 1. Keep everything the same: zero credit or incentive. 2. Deduct \$50 per month for each board member of their HOA dues. This would be \$1800 annually out of the HOA budget. This will be voted on at the March/April 2023 annual meeting.
 - The committee is Edith, Karen, Rachel, Lois, and Darlene W.
 - Question: Should we be annually reviewing the current amendment regarding board compensation? Answer: We already have an existing amendment, we will only need to review the amount if the owners feel we should.
 - Question: Should we use different language - not COMPENSATION, but credit or incentive. Answer: The Board are not employees so the word compensation is not accurate. "Credit" or "Incentive" would be more appropriate and should be proposed & voted on at the Annual meeting.

Big Dog Presentation: provided updates/overview for install and GO LIVE

Overview from Shannon and Kevin. 319-395-0800 or shannon.daniel@bigdogsatellite.com

- Note to residents, "Please don't ask an installation technician questions. It delays their work. Please allow them to do the job they are on-site to do and call or email Shannon with your questions"
- Problem with building 300 is needing to schedule appointments to come when people are home. Working from the top down - second floor must be home at the same time, with the first floor last.
 - Big Dog is asking for phone number and/or email contact information to coordinate. To register, call them at 319-395-0800. This will allow the owners who are registered to get up to date information straight from Big Dog.

- The board cannot and will not give out contact information to the internet company or any outside company without the owner's permission. Big Dog also will be contacting people going door to door.
- Vaulted ceilings – End units in the Condos will be getting access to where they were dropping cables to a different closet (corner units and ones under them)
- The balcony install method is too dangerous for technicians, so they are now accessing all units when people are home to keep the installation experts safe from falling in gaining access to utility closets on upper floors.
- There was a unit that had a structural issue (water heater leak) that will delay the fiber install for two units in building 300, the residents are in contact with Big Dog in resolution.
- By Monday, they will have a plan - they are using weather conditions to determine what work tasks are next (outside trenching or inside install).
 - Big Dog will reseed and re-sod everything - so don't panic about the way the grounds look during the process. They will be done long before the ground freezes too far.
- If Big Dog doesn't have access to all units, the install can't happen. It is recommended that residents who are on vacation, please coordinate with a friend, family, or neighbor to let them in their unit. You can reach out to the Board for assistance if necessary. As a reminder, the Board does not have keys to individual units. Owners will need to provide keys.
- Question: Who is the fiber group. Answer: Big Dog has a vendor NDA and can't speak to it.
- Don't cancel your internet provider until after the Big Dog internet has been turned on. The soft launch isn't predicted to be until December.
 - We don't have a specific date YET. The target remains December 15th.
- Every unit is different (ends versus units in the middle), top floor versus floor, etc. It is essential that the technicians can get inside the unit to evaluate and install. Keeping outside closets unlocked is no longer a concern because someone will need to be there to unlock the door to the unit regardless. Some units will need to use an internal closet and not the external one. Or vice versa. If you don't want to leave your closets unlocked, just make sure you can unlock it once Big Dog arrives.
 - Due to everyone having different situations, Big Dog is encouraging residents to call and ask their individual questions regarding THEIR needs.
 - Example: wanting hookup in living room versus bedroom, away from water softener, etc.
- They will send a list of recommended routers and equipment for residents to get.
 - You can even pay Big Dog to install the stuff you get or the stuff you buy from them. They also sell phone and TV packages

- They don't use any existing cable jacks - it's all brand new. Doesn't interrupt Century Link or Mediacom hookups.

Questions/Concerns:

- A resident in building 100 complimented the new sidewalks
- Someone has put notes on cars stating, "residents only parking". These came from an owner, not from the Board and have no standing. We have no bylaw or rule limiting visitor parking on our lot and we do not offer specific visitor spots. We encourage visitors to continue to use any parking space available.

Meeting Adjourned @ 7:30 pm