

**Forest Greens Condominium Association
Board Meeting Minutes
Date: October 21, 2020
Location: 406 Garage**

Meeting Start: 6:301 PM

Attendees:

Building 100	Building 200	Building 300	Town Houses
104	206	305	402
110	211		406
111			407
113			409
			411
			412

Board Representatives

President: Karen Matthews

Vice President & Treasurer: Lois Evans

Director: Dave Blum

Reading of previous meeting minutes

Since considerable time had elapsed between meetings, there were no meeting minutes read. The Board has been sending out periodic Newsletters keeping the community apprised of HoA ongoings.

Treasurer Report

Farmers Bank - \$50,089.72 | Veridian - \$53,445.69 | Total CD Value - \$103,535.42

Savings Account - \$103.46 | \$12,208.72 | Total Savings - \$12,312.18

It is anticipated that a certain amount from the operating account at affinity will be converted into a CD.

President Report

The primary reason for the meeting was to conduct a review of the Assessment letter dated October 12, 2020 that was sent to the Forest Greens Community. (Copy attached). Contributing to this assessment were two main items:

1. April 07, 2020 Hailstorm had caused considerable damage to the Community. West Bend insurance carried out an assessment and advised the following:

Affected Areas	Condominium	Townhomes	Garages
Roofs	x	x	x
Siding	x	x	x
Gutters	x	x	x
Screens	N/A	x	N/A

The assessment was carried out as two distinct components:

- Phase 1 - Condominiums & Single Car Garages
- Phase 2 - Townhomes

Following a site visit in late-May, West Bend had submitted on July 21, 2020 their assessment figure for the overall damage. This was \$531,424.85 (West Bend deductible = \$10,000)

Following the receipt of the assessment, the Board started soliciting bids from builders to conduct the repairs. Of the 5 parties that were invited to bid, 2 parties declined. Following a comprehensive assessment of the remaining three bids from Darnell Construction, Mealhow Construction and Young Construction, the Board determined that given previous work experience, better warranty and competitive pricing, the contract would be awarded to Darnell Construction.

It should be noted that the current Board was supported by a former Board President Charly Gerrard in conducting independent reviews of these bids.

Darnell Construction has also indicated that the work will not commence until Spring 2021.

2. August 10, 2020 Derecho had caused little personal property damage. Areas affected by the derecho were: Single car garage roof, fence, outdoor light fixtures.

However, there had been considerable tree debris from the Hiawatha City wooded area behind the townhomes and single car garages that had scattered tree limbs & branches all over the communal areas.

In the days after the Derecho, the community had rallied around to pick up and place all the debris curbside for the City to collect. However, the City informed the Board that Cimmaron Drive is considered a "private drive" and consequently they would not be hauling tree debris that was in the community. Consequently, a Community resident offered to cut, clear, and haul the debris away. Approximately, 32 loads of debris were removed from

the property @ a cost of \$6,800. This included debris from the two trees which had come down in the courtyard.

The overall expenses of the unit damage were less than the \$2,500 minimum required for insurance and these repairs had been carried out from operating expenses. West Bend policy does not cover removal of tree/brush.

The assessment was conducted to address these unexpected expenses that were related to both these storms but outside of the normal budgeted operating expenses.

Action: Board to follow up with Affinity for inclusion of townhome assessment share with Hodges for the (5 + 5 + 4) empty lots that is proportional to current HoA fees paid by Hodges. This would have an impact to the final assessment for townhome owners only since the distribution would be over 37 properties versus the current 23.

Note – A revised assessment will be sent to townhomes to reflect this change.

Action: It was also proposed to include appropriate language in the byelaws to address assessments for undeveloped land at Forest Green. This would be put to vote by the community at a later forum.

Other items:

Future Assessment items – it was proposed that given the age of our properties, a laundry list of items be developed to allow for better planning of expenses. This would mitigate assessments at short notice.

HOA fees increase - the Board advised that there will be an annual review of HoA fees in April 2021.

Garbage Collection – The contract with A1 had been terminated at end of May 2020. ABC had commenced collection of garbage and recycling since June 2020. Residents were reminded to not place items that ABC would not remove – such as old televisions, electronic items, old mattresses, etc.

Snow Removal – Contract with Snow & Mow, would commence on November 1, 2020. If snow removal was required before that time, they would clear it at additional costs.

In the meantime, the Board would be putting ice-melt in Buildings 100, 200 and 300.

Landscaping – Seasonal pruning would be conducted at the end of fall 2020 and Spring 2021. The Board shared that the Pro-Lawn fees remain unchanged at this time.

Putting Green – As a result of the derecho the putting green carpet has come undone in several places. This will not be replaced at this time.

Amnesty Collection – Hiawatha City has advised that they will be coming to conduct the annual amnesty collection. Residents should cooperate by placing only those items on the City council collectible list and not place items that will not be collected by the City. There is an additional cost to the community for removal of each item when a private contractor needs to be called into remove such items.

There was a brief discussion about how to make changes to existing rules and regulations. The board referred owners to the HoA website (<http://www.forestgreenscondos.com/by-laws---rules.html>)

Several attendees acknowledged the efforts of the HoA Board to keep the community informed about events during a time when it had not been possible to meet Coronavirus pandemic.

How to report Issues:

Non-Emergency	Emergencies
Hiawatha Police - (319)-398-3511 After 5pm and Weekends - Calls need to go to Linn County Sheriff Department – (319)-393-1212	If you feel unsafe or there is an emergency, please Call 911.
Routine Maintenance – Please email board at board@forestgreenscondos.com	Property Emergency, Please Call Affinity - (319) 393-0814

Meeting Finish: 7:45 PM