

**Forest Greens Condominium Association**  
**Directors Meeting Minutes**  
**Date: August 25, 2024 @ 6 pm**  
**Location: Gazebo**

**(Kyle) Call meeting to order:** Meeting was called to order by HOA Board President Kyle Kloft @ 6:01 PM

**Attendance:** 10 owners in attendance including board members.

**Board Members Present:**

Kyle Kloft (President)  
Atlas Hargrove (Vice President)  
Hannah Mullan (Treasurer) &  
Ross Farmer (Secretary)

**(Kyle) Proof of notice:** Sent July 25th, via email. Notices placed in 3 condo buildings as well as mailbox notices for townhouses on the same day.

**Board Reports and Updates**

**(Hannah) Treasurer report: Month ending 5/31/24 MAY**

- Income of \$22,455.00
- Expenses of \$65,868.01
- Net income: (\$43,413.01) – paid insurance in May (\$52,189.00)
  - Phase I: Cash period end - \$17,413.79
  - Phase II: Cash period end - \$8,827.67
    - Total operating cash balance -- \$26,2441.46
- Total Reserve Funds CDs  
Veridian (6 CDs)= \$135,886.06 5/31/24

**Treasurer report: Month ending 6/30/24 JUNE**

- Income of \$21,373.00
- Expenses of \$9,132.86
- Net income: \$12,240.14 - Paid for May & June cleaning in June. Spent \$1k more on lawn care than we did in May.
  - Phase I: Cash period end - \$25,030.90
  - Phase II: Cash period end - \$13,235.70
    - Total operating cash balance -- \$38,266.60
- Total Reserve Funds CDs  
Veridian (6 CDs)= \$137,448.62 6/30/24

**Treasurer report: Month ending 7/31/24 JULY**

- Income of \$25,115.00

- Expenses of \$16,137.01 - Had annual Wet Fire Sprinkler System & Backflow inspection and testing (\$1,290.00)
- Net income: \$8,977.99
  - Phase I: Cash period end - \$28,928.63
  - Phase II: Cash period end - \$17,772.77
    - Total operating cash balance -- \$46,701.40
- Total Reserve Funds CDs  
Veridian (6 CDs)= \$137,448.62 7/31/24

We have to discuss the budget to figure out how much we need to take from operating cash to refill our reserves and determine how much of an increase in dues (or an assessment) would be needed to set aside 10% at the end of the year.

- Owner's comments or questions regarding the treasurer's report  
Charlie confused about the insurance payments and money put into reserves. Hannah answered with the budget shortages and operating expenses increased. New budget discussions to underway and reviewed.

A motion was made by, seconded by, and the Treasurer's report was accepted.

#### President Report:

- **Board action:** discuss budget. Consider due increase or assessment for the increase in insurance these past couple years.
- Discussion points:
  - Coyotes
  - Tree bids, trimming, etc.
  - Prolawn contract ends in October
  - Getting camera & website access from Dave
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- Owner's comments or questions regarding the President's report

#### (Atlas) Vice President Report:

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- Owner's comments or questions regarding the Vice President's report

#### Questions/Concerns:

- Doorbells not working with cell phones in Condos. Contacting Affinity.
- Bushes, Weeds - T/M with Pro Lawn. Contacting John for scheduling
- Notice to Condos to please make sure Doors are closed if propped open for moving.

- Building 200 Chandelier matching bulbs - Contacting Affinity.
- Down Spouts on Condo Building West sides to be checked and possibly buried for proper drainage. Water run off is starting to pool up in unwanted areas. Specifically retaining walls.
- Water run off NE side building 100 also an issue with pooling up.

**Meeting Adjourned @ 6:41PM**