

Forest Hills Meeting Minutes

Tuesday, September 11, 2018

Attendees: Colleen Buha, Ed Kaiser, Tammi Canis and Mary Clark

Secretary: Katie Jones

Co-owner's forum

Agenda

Meeting called to order 7:01pm

Introductions

Did not meet quorum

Reading and approval of meeting minutes

- Member asked if there are any minimum rental contracts, the board responded saying that we will look into the bylaws and see

Board Presentation

- Accomplishments over the past year
 - o Member asked about pond getting blocked again, the board responded saying we are looking into adding a grate over the drain to prevent blockage
- Vendor Status
- Future Work
 - o Road work in 4 phases
 - Determined phases by the condition and location
 - Milling off 2 inches
 - First phase anticipated start second week of October
 - Two options – Homeowner Assessment or Increase quarterly due
 - Add \$52 to dues for 9 years until road work is completed
 - Member asked - why would someone want to pay costs upfront when they may move before roads are complete, the board agreed that most member would not want to pay upfront

- Member asks about why we don't use all of the reserve money and complete the roads all at once. The board explained that we need to keep some money in reserves at all times
- Member wants to know why it takes 9 years to complete the roads, the board explains that we wanted to keep the increase the HOA dues to a minimum
- Member asks why we don't go to the county to get a special assessment, liquidate what we have and apply to the special assessment and have. The board responded by saying that we have looked into that option and the government suggested that we keep it in our HOA dues.
- Member asks - can the board be more proactive are having a road funding meeting and get feedback from all members. The board responded saying that these annual meeting are supposed to be used for these issues and that we wished that more people would attend.
- Member asks if we are going to let the members vote on the road work and the board responded saying that we will take all suggestions into consideration, perhaps the cost for only 2-year intervals.
- Member asks about patching, board responded that patching hasn't worked in the past and was not recommended by the contractor
- Board member asks who thinks that the 9 years is too long for the road repair and about half the people raised their hands.

Questions:

Member asks about backflow on sprinkler system. Should we contract one plumber to check all houses at a discount. Get three quotes from approved lists. Got a list from a member.

People want to volunteer for events. Try to spread the word, maybe do flyers.

Member asks how we make a request to the board. The board responded by suggesting either going to our website, Facebook page or contacting the management company directly.

Member says there is a pond water flow issue and contracting someone to put in a French drain in their yard. They will submit a mod request.

Volunteer Board Member- Adam Bass

Meeting Adjourned

- 8:17 PM