

Forest Hills Meeting Minutes for July 12th, 2012 held at the home of Annmarie

Meeting was called to order at 6:15 pm.

Members present: Joe Banasiak , Joe Walukonis, Ed Kaiser, Annmarie Wishart, and Dina Exline

Invited Guests: Sheri Kay – Property Management By Design

Old Business:

Taxes – Management company to check on status.

Financial Report – Monthly report reviewed. Decided to show split reserve into two line items. Current CAB reserve line item will be maintained at 10k, the remaining funds ~37k will be placed in line item titled road reserve.

Board to begin work on making a projection of road resurfacing funding required in the future as required in the bylaws. Board Requested a list of additional recommended companies that can provide quotes for yearly crack sealing and the cost of future resurfacing. Data will be used to prepare next budget and forecast of road resurfacing in the future. After completion an assessment of whether we are on track to meet required funding level will be made.

Board requested Sheri to send out notice for annual meeting to residents. Sheri questioned Joe W. term of one year. Review of the bylaws found that board had been incorrectly informed last year by old management company that Joe W. was to serve a one year term. The bylaws (Article XI, Section 2C, iv, pages 28–29) clearly state all terms are 2 years except for the start of the initial formation of the board where 2 positions are one year to create a 2–3–2–3...board member seat opening every annual meeting. Web page also will need to be corrected which showed Joe W would be up this year. Two positions will be up for election this year: Ed K. and Joe B.

Pond Fountain – Board approved repair of fountain at a cost of 604.02.

New Business:

Recycle bins: Dina to send email to see if other owners want to purchase recycle bins.

Landscaping requests – Lot 80 landscaping approved

Meeting was adjourned at 7:15 pm.