

Agenda

FOREST HILLS CONDOMINIUM ASSOCIATION

ANNUAL MEETING – October 4, 2022

- I. Meeting called to order at 6:00 pm
- II. Establishment of Quorum
- III. Introduction of Board Members and Managing Agent
- IV. Proof of Notice
- V. Approval of previous Annual Meeting Minutes
- VI. Nominations from the Floor
- VII. Introduction of Candidates
- VIII. Voting & Ballot Casting
- IX. Selection of Election Inspectors
- X. Community Update by Board of Directors
- XI. Open Discussion
- XII. Election Results
- XIII. Adjournment

Previous Meeting Minutes

2021 Forest Hills HOA Annual Meeting

October 5th

2021 Completed Projects

- Pavilion staining
- Volleyball court sand raking and cleanup
- Park tree trimming
- Entrance sign cleaning
- Park power washing of play equipment, rocks, pavilion pad, basketball court
- Playground equipment boundary timber repair
- Pond fencing repair
- Road repaving section 2.5 completed
- Common area landscaping, mulching, mowing, fertilizer treatment (contract)
- Snow plowing and salting (contract)
- Pond treatment and fountain maintenance and storage (contract)

2022 Planned Projects

- Playground mulch install
- Basin repair

2023 Planned Projects (Pending funding balance verification)

- Road repaving final phase

Reminders

- Don't throw things into the pond, it can clog drain
- Please discuss proper behavior and use of the community park with children
- No overnight street parking
- Dogs must be on leash, please clean up after pets and dispose properly

Upcoming Events

Cider and Donuts at the park. campfire planned
October 23rd. 6:30 PM

Contacts

Colleen Buha - HOA property management company representative
Direct Phone: 248-786-2140, Office Phone: 866-788-5130, cbuha@kramertriad.com

Facebook: Forest Hills Subdivision Lake Orion MI
Webpage: <https://foresthillslkorion.weebly.com>

2022 Forest Hills Annual Meeting

October 4, 2022

2022 Completed Projects

- Unblocked pond drain
- Renewing contracts for common area maintenance, snow removal/salting and pond maintenance

2023 Planned Projects

- Finish Road Paving Project
 - Tentative to getting an updated quote
- Getting mulch for the playground area at the park

Reminders

- Do not park your car on the street overnight
- When there is snow please don't park on the road to make room for the plow
- Lock your vehicles at night and turn on your outdoor lights

Upcoming Events

- Cider & Donuts at the Park
 - Saturday, October 29 at 6:30
 - Bonfire depending on weather

Notes/Comments from HOA Members

- Pond is not draining properly
 - Although the pond drain is unblocked, the excess water is building up on the east side of the pond due to buildup in pond vegetation and possible sedimentation
 - Suggested that we have the pond dredged
 - The board and management team are working with our pond contractor to investigate the issue and review what our options are
- New pavement is cracking/crumbling
 - Members are saying that the first section of pavement we refinished is already crumbling on the edges and have concerns that the contractor we are using for the paving is not the best quality
 - The board and management team are looking into the issue to see if we can get any damaged areas repaired and look into making sure we are using the best contractor moving forward.
- Maintenance of yards isn't being addressed
 - Members are complaining that not everyone is properly maintaining their yards and that they should be given a warning and fines if people aren't cutting their grass or removing their weeds.
 - The board said that they rely on our community to notify us of any complaints by sending them to Colleen from our management company. Once a complaint is received, Colleen will share it with the board where we determine if it is against the HOA bylaws. If the majority agree it is, a warning letter will be sent to the address the complaint is about. If no action is taken after a period of time to correct and infractions then they will be fined.

Notes/Comments from HOA Members Continued...

- Bushes in cul-de-sacs are overgrown and need to be removed
 - The board and management team are looking into getting quotes for removal and for new bushes to be planted next year
- Can't see pedestrians on sidewalk when leaving Silver Maple onto Joslyn
 - Suggested we contact the township to see if we can get stop signs for the pedestrians put in place
 - The board and management team will look into putting in this request to the township
- There are potholes right where Silver Maple meets Joslyn
 - This is a township issue
 - The board and management team will look into putting in this request to the township
- Board member vote
 - We did not meet quorum so no voting took place.
 - There were three volunteers to join the board
 - All current board members decided to stay on, with no vacancies, no new members are needed at this time

Balance Sheet Report

Forest Hills Condominium Assoc

As of July 31, 2022

	<u>Balance</u> <u>Jul 31, 2022</u>	<u>Balance</u> <u>Jun 30, 2022</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1010 - CIT Checking 4614	1,974.40	9,996.38	(8,021.98)
1220 - Petty Cash 1	1,248.73	1,248.73	0.00
1650 - Due to/from Reserves	(5,551.00)	(5,551.00)	0.00
Total Operating Funds	(2,327.87)	5,694.11	(8,021.98)
Reserve Funds			
1325 - CIT Reserve 2976	65,572.72	57,911.96	7,660.76
1651 - Due to/from Operating	5,551.00	5,551.00	0.00
Total Reserve Funds	71,123.72	63,462.96	7,660.76
Accounts Receivable			
1510 - Maintenance Fees Receivable	7,313.50	5,053.50	2,260.00
Total Accounts Receivable	7,313.50	5,053.50	2,260.00
Total Assets	76,109.35	74,210.57	1,898.78
<u>Liabilities</u>			
Prepaid Assessments			
2550 - Prepaid Assessments	2,584.95	8,144.95	(5,560.00)
Total Prepaid Assessments	2,584.95	8,144.95	(5,560.00)
Total Liabilities	2,584.95	8,144.95	(5,560.00)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Owners Equity - Prior Years	(154.83)	(154.83)	0.00
Total Owners Equity - Prior Years	(154.83)	(154.83)	0.00

Balance Sheet Report
Forest Hills Condominium Assoc

As of July 31, 2022

	<u>Balance Jul 31, 2022</u>	<u>Balance Jun 30, 2022</u>	<u>Change</u>
<u>Owners' Equity</u>			
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	48,130.41	48,130.41	0.00
Total Capital Reserves - Prior Years	<u>48,130.41</u>	<u>48,130.41</u>	<u>0.00</u>
Total Owners' Equity	<u>47,975.58</u>	<u>47,975.58</u>	<u>0.00</u>
Net Income / (Loss)	<u>25,548.82</u>	<u>18,090.04</u>	<u>7,458.78</u>
Total Liabilities and Equity	<u><u>76,109.35</u></u>	<u><u>74,210.57</u></u>	<u><u>1,898.78</u></u>