

2014 Forest Gate HOA Annual Meeting Minutes
November 30, 2014

The meeting was held at the Black Forest Fire Station Training Room, on Teachout Rd.

Brent Wallace, President, called the meeting to order at 1:00 pm. He thanked the Fire Wise Committee for a great job getting the home/lot owners to start the fire mitigation process this past year. We still have a lot to do, but it was a great first year.

Treasurer Bob Kenny reported that the ballots received to date all approved the proposed 2015 budget. He has received 25 checks for dues. Invoices will be going out over the next few weeks.

Scott Braeger, Fire Wise Co-Chair thanked homeowners for all their hard work this past year. He reported that our development has been awarded the distinction of an official "Fire Wise Community". A lot of fuel has been removed and he hopes the home/lot owners will continue working on their property throughout the coming year. He stated that some home/lot owners have not done anything and the hope is once they see how good our lots/forest looks from the mitigation done this year that they will start on their own property in the Spring. Forest Gate is now in line to receive some Grant money based on our Fire Wise Community designation. It is not known yet the amount, but we do know that for every \$1 of mitigation cost to the home/lot owner they would be responsible for 25 cents. Scott reported that Black Forest Together bought a chipper and a truck for hauling. We hope to use this equipment and have another "Chipper Day" next year. Scott indicated that home/lot mitigation is an on-going process . . . and the goal of everyone should be to try and complete Phase 1 first, then go on to Phase 2 and 3. If anyone has questions about the Phases or anything to do with fire mitigation, please contact one of the Fire Wise Committee members.

Bob Kenny reported that letters were sent to home/lot owners where mistletoe was discovered by the forester's evaluation. The covenants require that any tree with mistletoe or beetles must be removed by the homeowners. We know that the lots around the perimeter of the development on the south and east sides have neighbors behind them that at this time, have not done any mitigation or removal of infested mistletoe trees. Bob Kenny volunteered to contact the individual lot owners behind our development perimeter to talk to them about joining the Forest Gate Fire Wise group and/or what their plans are to mitigate and remove infested trees. He will report back to the Board at the January meeting.

There was a discussion about if a home/lot owner chooses to not be part of the tree inspection that their decision should be respected. Even though their lot might be visible from a street and/or other property, their lot should not be included in the

final report that goes to HOA members. Diane Saign suggested that for future tree inspections, the map that indicates where mistletoe, beetles, etc. were found should be sent only to the home/lot owner where a problem has been discovered.

It was reported that all of the Covenant changes that were sent out a few months ago to be voted on by the home/lot owners passed with a 2/3rds majority. The two proposed changes that received the most “no” votes were #5 Outbuildings and #35 Open Fires. As further explanation of #5, Brent stated that the change was to allow a home/lot owner to have up to two (2) outbuildings. For example, an outbuilding and a “playhouse” or “greenhouse”. Regarding #35, Brent reminded everyone that County and State fire bands must be followed by our homeowners. These bans usually are in the summer and if there is a question, contact the Black Forest Fire Dept. for an update. He also reminded everyone that the ACC forms need to be completed and submitted to the Board for approved.

Bob stated that the revised Covenants will be sent via email to all home/lot owners by the end of the year.

Mike Saign stated that he received several boxes of outdoor garland and lights from Mike Combs before he moved. These decorations were used for the monument at Vollmer. He asked if anyone would like to be responsible to put them up for the holiday season. No one volunteered at the meeting, however, as a post note, Darcell Giannone and Tamberly Lashley contacted Mike after the meeting and said they would decorate the monument. Thank you Darcell and Tamblery, the monument looks great!

Diane advised that a Forest Gate Website was in the “works”. Ed Cooke has started this project, but if there is anyone who would like to work with him to complete it, that would be welcomed. We hope to have the Website up and running by the end of January, 2015. It will be designed so every home/lot owner can access HOA Forms, Meeting Minutes, Home/Lot Owner information, Upcoming Activities, etc. A post-note, Carrie Issac contacted the Board after the meeting volunteering to work with Ed to create and maintain the Website. Carrie will contact Ed directly to coordinate their efforts. Thanks, Carrie for volunteering!

Diane called on Ron & Mary Hagler, new homeowners on Lot #43, to introduce themselves. Welcome.

The ballots received for the 2015 vacated Board member position were tallied and Bob Kenny (who ran un-challenged except for one write-in), was elected. The Board will meet following the Annual Meeting to elect officers and complete any unfinished business for 2014.

Brent ended the meeting at 2:15 pm and wished everyone a happy holiday.

Respectfully submitted,
Diane Saign, Secretary