

# **Forest Gate HOA Directors Meeting**

## Meeting Minutes

### May 31, 2017

**Directors Present:** John Graham, Jeremy Isaac, Jeff Crank, Diane Saign, Bob Kenny, Mack Sharp.

**Members (Owners) Present:** Larry Morgan and Dave McKenzie

The Meeting was called to order at 7:02 PM by John Graham.

**President's Report:** Not present.

**Vice President's Report:** John made note of the development along Vollmer Rd. Encouraged owners to make their voice heard regarding development that may not follow the Black Forest Preservation Plan in terms of housing density. Friends of the Black Forest Preservation Plan has more info at [www.fobfpp.org](http://www.fobfpp.org) and opposes development of high density housing.

Scott and Colleen Braeger recently emailed the HOA related to pine beetle found on their lot. John asked that their email be passed along to the neighbors.

Lot 4 is putting up hot tub screening. No one present was certain if this was approved with previous ACC requests. Jeff is going to check past approval to see if this was included in the garage + landscaping approval.

**Treasurer's Report:** Nothing to report.

**Secretary's Report:** Nothing to report.

#### **Old Business**

Diane reported that she did get breakfast food for the Fire Department and brought it to the fire station last Friday along with a thank you note. This was previously approved at the meeting on 5-8-17.

Diane also contacted DNC Landscaping and asked them to continue mowing around the monuments.

#### **New Business**

**3.1. Opportunity for members to comment or bring up items not already on the agenda.**

Diane brought up the need for a forestry inspection, and suggested that if it wasn't in the HOA budget we could get neighbors to pitch in. (The cost of Greenleaf doing a full inspection is \$500. The cost for an individual lot was \$75.) It seemed that economies

of scale dictated doing the neighborhood all at once. Jeremy suggested we use reserves to cover the cost since it wasn't in the 2016 budget.

Bob moved that we spend \$500 to hire Greenleaf Forestry. It was seconded by Mack., and approved unanimously.

Details were discussed. John will send out an email. Diane will help with phone calls as needed. Due to concerns of some lot owners last time, the forestry inspection will be done strictly on an opt-in basis.

### **3.2. Review of Morgans ACC request dated May 16th for new home on Lot 5**

Plans were reviewed. Colors samples were provided at the meeting (they were noted as missing on the application). ACC still needs construction timeline, location of well and septic, grading plan, and pergola materials. (A landscape plan still needs to be submitted at a later date as well.) There was a brief discussion about garage facing the street, but in light of the other recent approvals with a similar orientation, it was decided that there was no objection from the ACC on the garage facing.

Jeff motioned to grant conditional approval, pending receipt and acceptance of the items noted above. It was seconded by Mack, and passed unanimously.

### **3.3. Review of McKenzie ACC request dated May 24th for new workshop/outbuilding for Lot 29.**

Plans were reviewed. All required information was present on the plans. (It was recommended that trail easements be shown on future site plans but this wasn't deemed to be sufficient cause to delay approval of the present project.)

The plans call for the building to be located within the standard side setback. Dave explained that this was in order to locate the shed in a location that would minimize the number of trees that would have to be removed. A signed affidavit from the neighboring lot (Lot 30) was provided stating that they had no objection to a setback variance in this situation. Bob made motion to provide variance for the side setback. Diane provided a second. It was approved unanimously.

Jeremy made a motion to approve the plans. Jeff provided a second. It passed unanimously.

### **3.5. New shed on lot 4**

Bob noted that there was no application for the new shed on lot 4. John is going to contact the owner.

### **3.4. Discuss process for complaints of Covenant violations**

John will provide samples from other HOA's, and we will discuss at the next meeting

**3.6. Continued discussion of changes to the covenants** (Note: Changes require a vote of the membership - these are only recommendations unless and until approved by the membership.)

Various changes to the paragraphs noted below were suggested by Bob and discussed at some length. (Changes suggested by Jeff, John, and Don were discussed at a prior meeting.) Jeff compiled the details and will provide a draft of the changes discussed. The following votes were for recommending changes to the paragraphs noted:

- para 5. Jeff made a motion to recommend changes. Mack second. Recommended unanimously.
- para 6. Diane made a motion to recommend changes. Mack second. Recommended unanimously.
- para 11. Jeff made a motion to recommend changes. Diane second. Recommended unanimously.
- para 46. Discussed various changes. Clarified electronic submittal is OK. Jeremy made a motion to recommend changes. Jeff second. Recommended unanimously.
- para 61. Jeff made a motion to recommend changes. Mack second. Recommended unanimously.
- para 2. Bob made a motion to recommend changes. Diane second. Recommended unanimously.

It was clarified that we will get input from the neighbors as well prior to submitting recommendations to the membership for a vote.

Meeting was adjourned at 8:49 PM.

- Jeremy Isaac, Secretary