

Forest Gate HOA Directors Meeting

Meeting Minutes

May 8, 2017

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

Members (Owners) Present: Mike Saign, Ron Torgerson, Mark and Kristine Strauch

The Meeting was called to order at 6:02 PM by Don Messmer.

Approval of previous meeting minutes

The minutes of the last meeting were previously emailed to board members. Minutes were unanimously approved after minor changes.

Officer's Reports

President's Report: Don reported that he had submitted a request to El Paso County for ditch cleaning and regrading.

Vice President's Report: John reported that construction on Lot 8 appeared to be progressing according to plan.

Treasurer's Report: Jeff briefly summarized the reports which were already sent to board members for review.

During the course of reviewing financials, Mike Saign mentioned the idea of tapping directly into the electrical service of lots 3 and 35 rather than having the HOA maintain a separate electric account with Mountain View just to light the monuments. (This is because the vast majority of our electrical bill is the access charge, not usage.) The lot owners would be credited for the usage in some way.

The board agreed this was worth looking into. Mack was present and stated that he was open to an arrangement of this type as the owner of lot 3. Don will contact the owner of lot 35 and see if they're open to an equitable arrangement along these lines. Don will also look into other details and report back to the board.

Secretary's Report: Nothing to Report.

Old Business

3.1. Approve Corrections to January Meeting Minutes - Jeremy presented updated January minutes to the board based on comments at the last meeting and follow up emails from board members. Updated minutes were approved unanimously.

3.2. HOA registration with DORA - Jeremy summarized the email he had sent to the board on 4-28. Don is going to look into this further.

3.3. Review application requirements checklist for consideration by ACC - No one had any further comments on the checklist. Checklist will be posted to the HOA website in its current form.

New Business

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

- Diane asked if it was OK to continue monument landscape contract for this year under the same terms that had been previously approved. This was approved unanimously.
- Diane suggested that we should do something to thank the Fire Department for hosting our various board meetings and member meetings. Diane made a motion to bring a gift in the form of a food platter to express our appreciation - total cost not to exceed \$50. Seconded by Jeff. Passed Unanimously.
- Bob asked who was going to handle the annual report to the Colorado Division of Water. It was mentioned that Brent Wallace had volunteered to continue to do this reporting. Don will contact Brent to confirm he is still planning to handle the reporting for 2017.

4.2. Lot 7 ACC Request from John Graham - Lot 7 requested approval for transplanting existing trees from the drainage easement to other locations, and to regrade portions of the lot to divert water away from the home. There was discussion about whether the request was necessary as the items noted didn't seem to require ACC approval. Jeff made a motion to dismiss the ACC request as not required and advise the homeowner that ACC approval is not needed for transplanting existing vegetation or modifying grading (provided it is outside of the drainage easements). It was seconded by Jeremy. Passed 6-0 with John abstaining

4.3. Lot 3 ACC Request from Mack Sharp - Lot 3 requested approval for adding stone to the exterior of the home. There was brief discussion. Bob made motion to approve. It was seconded by Diane. Passed 6-0 with Mack abstaining.

4.4. Discuss recommending changes to the covenants - There were a number of suggested covenant revisions which had been made by board members and submitted to the board ahead of time for review.

Don reviewed clerical corrections that are needed in paragraphs 8, 12, and 42. These were approved unanimously.

All changes (beyond clerical corrections) to the covenants must be approved by the members. As such, the votes noted below are in reference to recommending the changes to the members for their approval.

Don suggested deleting portions of paragraphs 55 and 57 related to the developer as no longer needed. These were unanimously referred to the members for approval.

Jeff, John, and Don presented various recommend changes to paragraphs 2, 12, 14, 23, 25, 28, 30, 34, 38, 45, 47, 60, 61, and 74. All of these changes were unanimously referred to the members for approval.

Note: Mack Sharp had to leave at 8:10 PM during the discussion of the above matters due to a family medical situation.

Jeff also proposed a new paragraph (noted as “45” during discussion but renumbering of paragraphs would be required to avoid duplicate numbers) This recommendation was referred to the members for approval by a vote of 4-2. John, Jeff, Diane, and Jeremy voted in favor. Bob and Don voted against. Passed.

Jeff is going to compile the proposed changes for the board to review. The proposed changes will then be sent out to the members.

It was decided that the membership vote should be on each change individually and that the vote would be done via email or electronically. In order to change the covenants, it will require an affirmative vote of two-thirds of the members (34 votes in favor). Don will work out details for voting.

4.5. Renewed complaint from Lot 1 about dog crossing property lines in violation of covenants. - Don will email a reminder to lot 2 that they are required to have dogs under control on their own property. He will also email lot 1 to let them know we’ve contacted lot 2 again, and suggest they contact animal control if the situation requires it.

4.6. Firewise Committee requests

- The Firewise committee would like to have a neighborhood-wide forestry inspection and would need HOA funding. This was discussed. Bob will obtain a quote from Len so the board can discuss the matter further.
- The Firewise committee requested that one of the directors be a liaison to Firewise committee and sit in on their meetings meetings. John volunteered.

4.7. Homeowner request about HOA jurisdiction related to installing a stone address marker - This was discussed and the board felt that an address marker was not governed by the covenants. It was noted that many other address markers have been installed previously without requesting board approval - these have never been considered to violate the covenants. Don will respond and inform the homeowner that they are free to proceed.

Meeting was adjourned at 9:12 PM.

These minutes have been reviewed by all Directors and approved via email.

- Jeremy Isaac, Secretary