

FOREST GATE ANNUAL HOA MEETING MINUTES
DECEMBER 1, 2015

Meeting was called to order by Brent Wallace, President at 7:04 pm. He welcomed everyone and asked that everyone state their name and where they live, as we had several new homeowners in attendance.

Homeowners in attendance:

Carrie Isaac, Chaundra Toussaint, Ron & Laura Torgersen, Dave & Connie McKenzie, Don Messmer, Mark & Jean Forbes, Craig Meeks, Mike & Diane Saign, Brent Wallace, Ed Pedersen, Robert Kenny

Secretary Report:

- Diane recognized Carrie Isaac as the forest gate website manager and thanked her for doing such a great job. Carrie said she would be glad to continue managing the web site for 2016. She reminded people to utilize the web site for ACC forms, meeting minutes, events in neighborhood and fire mitigation information.
- Darcell Gianonne and Tamberly Lashley were recognized and thanked for putting up the garland/lights on the monument. Tamberly would like someone to take the box of decorations for the monument after this Christmas and be the responsible person for next year. Craig Meeks volunteered. Tamberly will be contacted and asked to make arrangements to get the box of decorations to Craig.
- The Neighborhood Watch program was reviewed as there were new neighbors in attendance. She reminded people that you get to know the vehicles that “belong” in the neighborhood, and if you suspect there is a vehicle that doesn’t belong, don’t hesitate to contact the Sheriff’s office. They would rather know and check it out than have someone’s home broken into. If anyone would like to be part of the program as a watch captain, please contact Diane directly.

Treasurer Report:

- Bob reviewed the 2015 budget and indicated that the \$300 designated for trail maintenance would be carried over to the 2016 budget, leaving \$84 in the budget to be carried over.
- Bob elaborated on what the trail maintenance might entail for next year and why there was a proposed increase in the dues from \$40 to \$50 in 2016. This increase is for 2016 only and the dues will go back to \$40 in 2017 (unless there is a need to keep it the same). The trail that is within the boundaries of Forest Gate subdivision is owned by the HOA and per the covenants, must be maintained by the HOA. There is approx. 4,500 feet of trail and some parts of the trail have never been cleared and some areas (after this past year’s rainfall) have erosion issues that if not addressed, will become a hazard.
- It has been proposed that with the increase of the dues, additional money from homeowners specifically for trail maintenance, and the use of volunteers, the cost will be substantially less to do maintenance on the trail vs. hiring a contractor. When the invoice for 2016 dues is sent to home/lot owners, there will be a line item where you can indicate you are donating additional money for the trail maintenance budget and/or want to volunteer to help with the trail maintenance.

Fire Wise Report – Mike Saign

Mike reviewed the events that have been organized by the Forest Gate Fire Wise committee over the past two years. He indicated that on the web site there is a “Programs” drop down tab and a Fire Wise page. On this page individual homeowners who have done fire mitigation to their property were recognized with a picture of their property and their name. He also indicated the Fire Mitigation Guidelines are on the web site and that if any home/lot owner would like to have him

Wise page. On this page individual homeowners who have done fire mitigation to their property were recognized with a picture of their property and their name. He also indicated the Fire Mitigation Guidelines are on the web site and that if any home/lot owner would like to have him come over and review the guidelines, etc. he is more than willing to do so.

He also mentioned that the Fire Department will come out to your property and assess it regarding fire mitigation. They also look at your home (from the outside) and point out any areas that might need attention with regard to being hazardous during a fire. This is done free of charge. Contact the BF Fire Dept. and request this service.

Mike stated that mitigation of your property is not done in a year . . . or even two. It is an on-going, yearly process of mowing the high grasses, thinning areas where there are many small trees too close together, eliminating dead branches from all trees to create a healthy forest and a safe fire zone around your home.

The reflective address marker was also mentioned and Mike encouraged members of the Board and all homeowners (who have not installed these markers) to contact the BF Fire Dept. and put in an order for the marker. The cost is \$25 and the Fire Dept. will install the maker.

Bob Kenny mentioned how last year the HOA hired a forester who walked the development looking for diseased trees (both mistletoe and beetles). The covenants state that each homeowner is responsible to remove any diseased trees. Bob said that in August the mistletoe spores are shot out to adjacent trees and infect them which is why these trees need to be removed. You cannot spray for mistletoe; you need to eliminate the source. A letter was sent to all home/lot owners where diseased trees were found and asked to come up with a plan to eradicate the trees and report back to the Board. There are still some lots where there are diseased trees and they are encouraged to take taking care of them next Spring and before August.

Bob also mentioned that the covenants state that there are no open fires, i.e. Tiki" torches unless they are confined in a structure, i.e. fire pit, bbq, etc.

PROPOSED 2016 BUDGET/DUES INCREASE PROPOSED

The ballots were tallied and of the 22 ballots received, 20 voted to pass the budget and increase dues to \$50.

BOARD ELECTION

Two Board members were on the ballot whose term expires the end of 2015 and they were running for another term: Brent Wallace and Diane Saign

Bob Messmer, Lot #13 was on the ballot to be elected to serve on the Board.

All three were voted to be on the 2016 Board. Bob Messmer will serve a 2-year term; Brent Wallace and Diane Saign will serve a 3-year term.

Brent thanked everyone for attending and adjourned the meeting at 7:47 pm.

