

# **Forest Gate HOA Directors Meeting**

## **Meeting Minutes**

### **October 3, 2018**

**Directors Present:** Diane Saign, Jeff Crank, Mack Sharp, Al Gonzales

**Members (Owners) Present:** Bill Bartels, Brent Wallace, and Ron Torgerson

The Meeting was called to order at 6:01 PM by Diane Saign.

**President's/Vice President's Report:** Diane Saign welcomed the board and other members and directed the meeting begin by discussing Officer Reports. No information to carry over from previous meeting.

**Treasurer's Report:** Financial reports were sent to members prior to the meeting. No questions or concerns were raised at this time.

**Secretary's Report:** Not Present

#### **Old Business**

No old business was on the agenda.

#### **New Business**

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

1.1. Ron Torgerson stated that last year he had sent an email to the Board requesting they look into contacting the County Road Dept. to do road repairs within our development. He also asked that there be an inquiry about mowing and maintaining the culverts along the roads where there are weeds and "Dog Hair". He hasn't heard anything from the Board and asked that someone inquire.

Board will contact a county representative regarding this and provide update at the Annual Member's meeting in Dec 2018. Action: Jeff Crank

1.2. The issue of Dogs Barking in the evenings and early in the mornings was raised; multiple owners voiced concern over incessant barking and asked the Board to consider actions. There is nothing specific about "barking noise" in the covenants, however it was decided a "reminder" email would be appropriate.

Board will prepare and send email to HOA Members asking that dogs be kept quiet from 10pm-7am. Action: Diane Saign

1.3. Ron Torgerson asked the Board to have a new Board Liaison to the Fire-wise committee since John Graham is no longer on the committee. Board will decide on this after the new Board is formed at the Annual Meeting

1.4. Brent Wallace suggested HOA correspondence be limited to just the relevant information necessary for HOA members to provide their input when an ACC approval is necessary. Board agreed and will consider the information provided, as well as to whom it needs to be provided.

## **2. Mistletoe**

Diane Saign raised the issue of diseased trees as brought to her attention. She mentioned that John Graham had responded to the potential new owner and it was discussed that other than reminding homeowners that they are responsible for removing diseased trees that the HOA didn't have any further action. Fire-Wise Chairman, Ron Torgerson will address this at the Annual Members meeting in Dec 2018

## **3. Options for getting high speed internet service to neighborhood.**

Ron Torgerson presented information he has gathered regarding trying to obtain high-speed internet capability within Forest Gate. Bill Bartels has been working with Ron on this project. Bill mentioned that when they were working with the real estate agent on the build and purchase of his lot/home, it was "touted" that the developer was going to provide high-speed internet to the development, however that was never done. Board Treasurer, Jeff Crank indicated he had some contacts that might be able to help with further information gathering and agreed to be the "Board Liaison" to the committee Ron was proposing.

Board acknowledged his detailed research and excellent points. Issues of liability, costs etc. were raised and the Board agreed that Ron should work with his committee to further review this matter and provide update to Board. If the committee is successful in gathering sufficient information to present to the HOA members, the Board would ask he present his proposal at the the Annual Meeting Dec 2018. Bill Bartels volunteered to be part of that committee

## **4. Review proposed budget for recommendation to members at annual meeting.**

Jeff Crank discussed 2019's Financial Budget. Reserve Account will fall slightly below the HOA directed amount of \$2500 in 2019. Reviewed the proposed budget for 2019 and proposed 2019 HOA dues per lot be \$45. This will raise the reserve back to the needed \$2500 amount. Diane Saign made a motion it be accepted; Mack Sharp seconded it and a vote was taken. All members present voted YES to accept the proposed budget for 2019. The budget will be sent out with the notice of the Annual Meeting with approval to be voted on at the Annual Meeting.

## **5. Review open board seats and terms. Review number of board members in light of recent resignations due to moving.**

Diane Saign raised the issue of the number of Board members, which is currently 7. Some members suggested the board be comprised of 5 since projected level of architecture reviews and subsequent reviews is expected to decrease due to all lot builds being either completed or approved for such. There were questions regarding the length of some current board member's terms for which they were voted. Jeremy Isaac (Secretary) to confirm terms. Further discussions led to a vote to change the number of board members to 5. Jeff, Mack, and Al voted in favor. Diane abstained. The result is that the new Board size will be comprised of 5 HOA members.

It was also discussed that there is one Board member whose term in up the end of 2018 (Diane Saign), and that a notice should be sent to the HOA members encouraging them to run for the Board. (Jeremy is checking on Mack Sharp's term date and there may be two vacancies. See b. above)

**6. Set annual members meeting date/time and agenda.**

The Annual HOA Members' Meeting will be set for December 8, 2018 at 9:30 AM.

Action: Jeremy will verify with the Black Forest Fire Station that the Training Room is available.

Interim President, Diane Saign asked for additional new business or concerns: None was provided.

Meeting was adjourned at 7:39 PM.

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

- Mack Sharp, Meeting Secretary