

Forest Gate Annual Members Meeting

Meeting Minutes
December 30, 2020

The Meeting was called to order at 6:02 PM by Jim Gardner, president. He thanked those that had dialed into the Zoom meeting, 17 of the 50 Forest Gate lots were represented.

Jim Gardner presented the budget (been filling in for Dave McKenzie, while he was at work overseas). Jim explained the additional funds of \$1460 received from adding in two neighbors from outside of Forest Gate during the fiber install project. Those two outside neighbors paid \$1460 each and the board agreed to split evenly with FBB, since those were additional funds not originally included in the project. That \$1460 boosted our HOA account and allowed for the projected \$0 annual lot fee for 2021. He also explained the closure of the separate fiber account to avoid monthly fees. From that fiber account, there is \$1000 now being held within our HOA account, but obligated to FBB once they make final repairs of some damage done during the fiber line install. There were no unforeseen costs in 2020. Members in attendance voted to approve the 2021 proposed budget.

The candidates for the board were introduced and given the opportunity to speak, if desired. There are 2 positions open. Al Gonzales' term has expired and Mack Sharp resigned. Jim asked for any additional nominations from the audience, there were none. He explained that COVID presented some challenges for voting since we were unable to meet in-person, and thanked everyone for being flexible and open to voting via SurveyMonkey. Voting results showed 29 lots had submitted their vote and was confirmed that Kristine Strauch and Paul Bergeron were elected.

Jim Gardner provided some facts found on our trail system within Forest Gate. He's been in contact with the El Paso County Clerk and Recorder office and the Planning and Development office to seek official documentation and information related to our development. The county plat map and PUD documents indicate that we have two trails within our development. One is a "public" trail, that follows the entire length of our western border (25 ft easement) and a portion of our southern border (15 ft easement). That trail begins at our NW corner and ends on our southern border at a 50 ft drainage easement between lots 20 & 21. The county had no documents to indicate where that trail intends to go further south/east. The county plat indicates that trail is owned and maintained by the El Paso County Parks Department. We have two voicemails and emails into their office to seek additional information on what plans (if any) are in place for that trail...more to come.

The second trail that is within Forest Gate is a "private" trail that runs diagonally through our neighborhood from our NW corner through our SE corner. As indicated on the county plat map (Note 6) "Private Trail easements for the exclusive use of Forest Gate Homeowners Association as shown on the plat. Responsibility for maintenance of these trail easements is hereby vested with the Forest Gate Homeowners Association." Based on this being a private trail, we refer to our covenants and bylaws for management of this particular trail. It is up to the majority of our

50 lot owners to determine what we do with this trail and who can use it. Jim contacted American Family Insurance and they confirmed that everyone (Forest Gate residents and those from outside our community) are covered for injuries sustained on our trail under our current policy. Mike Grosshans asked how much we were covered for and Jim was to follow up to find that out.

The intent of the board is to collect the facts of our trail network and provide that information to our lot owners to make longer term decisions on what (if any) changes we make to our private trail. No decision was made at the meeting, only the information above was provided. Once all the information from the county is received, the board intends to have an in-person meeting with all of our lot owners to have an open discussion.

Jim Gardner provided additional information on the excessive speeding and cut-throughs from Burgess to Vollmer on Shipman Lane. Many of the attendees reiterated their concerns. Jim spoke with the El Paso County Road Commission on possible solutions and they indicated it was a traffic enforcement problem and provided the Sheriff's complaint line (719-520-7200). Jim asked about the feasibility of closing one of our access points, primarily the Burgess entrance and they said they wouldn't support that. Primary concern for them was emergency response being limited to one access point. Jim asked about contacting our county commissioners and they indicated the commissioners meet on Tuesdays and Thursdays each week with an open forum for complaints. Road commission rep mentioned that the county commissioners will typically refer those complaints back to the road commission to decide. Jeff Crank offered that we should decide as a community as to whether we want to pursue closure of either end of Shipman Lane. If we decide it's something we want to do, he'd be willing to introduce us to the county commissioners to address our complaint. Based on that and the concerns in the neighborhood, the HOA board will discuss further with intent to poll our lot owners to seek the level of interest.

Larry Morgan (HOA member and local police officer) provided some safety/security tips and information for us to consider. In relation to our roads, he mentioned that traffic enforcement is not a high priority at the moment with the Sheriff's department, due to the limited number of officers and the large area they cover. Larry offered support in contacting the Sheriff's office if needed. In relation to our trails, he mentioned that introducing "strangers" into our neighborhood increases our vulnerability to crime. We all need to be aware of those passing through our neighborhood and be cognizant of those that look out of place or suspicious. Limiting those that pass through our neighborhood can decrease our susceptibility to random crimes. Larry also mentioned that he's seen other similar neighborhoods integrate some sort of lanyard, hat, article of clothing or distinct hand wave to distinguish those from within the neighborhood. That information seemed to spike interest of those dialed in and the board took action to revive our Neighborhood Watch program.

Jim Gardner mentioned the good news story of the items recently found in the neighborhood and the backpack found containing random alcoholic beverages. He emphasized that all of our neighbors should continue to communicate with the board and each other when something

doesn't appear normal. He also emphasized that feeding the deer or large wildlife is illegal and if anyone is doing that, please stop.

A special thanks was sent out to Ron Torgerson for his effort with the fiber install project and Mal Johnson for his great support with water meter readings and the Firewise committee. The forum was opened up for any new topics for the board to address, but there were none.

New board members met following the meeting to determine/agree to designated positions on the board. The following positions were decided:

Jim Gardner, President

John Litzenberger, VP

Dave Mackenzie, Treasurer

Kristine Strauch, Secretary

Paul Bergeron, Board Mbr

Meeting was adjourned at approximately 7:15 PM.

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