

FOREST GATE HOAD BOARD MEETING MINUTES

April 26, 2016

Meeting was called to order by President, Brent Wallace at 6:05 pm. All Board members except Diane were present.

President report: Nothing reported.

Secretary report: Nothing reported.

Treasurer report: Bob reported there was still one Lot owner who was delinquent with 2016 dues. An updated bill was mailed with current dues and a \$25 late fee. The trail maintenance budget remains to be determined pending review of required material and level of work - more to follow. The budget is on track; there is nothing new to report.

Old Business:

- Motion was made and the meeting minutes from March were approved 5-0.
- Board members agreed two letter should be sent to all Lot owners calling attention to specific covenant violations. The first letter is about trailers being visible from the street; the second concerns the requirement to remove mistletoe from trees.
- Brent stated he would talk with Lot 41 owners about not directly accessing Burgess from their property. This is in accordance with the Forest Gate Subdivision Plat, note 7 which states there is not to be direct access to Vollmer or Burgess.

New Business:

- Reviewed landscape plan for Lot 28 and there were no issues of concerned. A motion was made and the landscape plan was approve 5-0.
- Reviewed landscape plan for Lot 4 and there were no issues of concerned. A motion was made and the landscape plan was approve 5-0.
- Reviewed plans for detached 2-car garage, ATV shed, and tree removal plan for Lot 49. Homeowner stated project is scheduled to begin in early June, if approved.
 - o Due to placement of garage (42 ½ feet from property line), homeowner requested a 7 ½ foot waiver to the property setback. Since the distance from the proposed garage to the nearest building on the adjacent property was in excess of 200 feet, the waiver was agreed to 4-1, but will be formalized in the final approval vote.
 - o A request was made to temporarily store an ATV on its trailer behind the house during the detached garage construction. Homeowner stated the ATV and trailer will be stored in detached garage following completion of construction – this request was agreed to.
 - o Homeowner agreed to provide a full plat plan with current house and proposed detached garage located on plan before a final approval vote will be made. Board members agreed to conduct an approval vote via email in lieu of convening a meeting just to take a vote.
- Bob requested three letters be drafted from the HOA for signature by the HOA President on the below issues. Bob volunteered to draft all three letters and provide to board members for review.

- Letter from HOA to have El Paso County road works fill cracks in the roads within the development. Many of the cracks span the entire width of the roads and the gaps exceed 1”.
 - Letter from HOA to El Paso County requesting the HOA be notified of any application filed with a request to improve the property to the south of the Forest Gate community.
 - Letter from HOA to the Black Forest Fire Department requesting they check and document the locations of the two cisterns located within the Forest Gate community.
- Request was made to retype/update the agreement for Lot 3 and 35 to host the existing entry/marquee signs. The updated letters will be presented to the owners of Lots 3 and 35 asking them to sign letters.

The Board did not discuss or schedule the next meeting.

The meeting was adjourned at 7:40 P.M.