

Forest Gate HOA Board
Meeting Minutes – November 3, 2016

The meeting was called to order by President, Brent Wallace at 6:05 pm. All Board members were present with the exception of Vice President, Ed Pedersen. A new member of the neighborhood, Jin Kim (Lot #8) was present.

President's Report:

Secretary's Report: Diane presented the two signed monument encroachment agreements for Lot #3 and #35. The President signed the documents and Diane will return one copy to each homeowner and the other copy to the Vice President for filing.

Treasurer's Report:

Bob Kenny had bank & financial documents from 2011 – 2014 to turn over to the VP for filing. Diane stated she would get them to Ed P. It was also discussed that any emails and documents that were sent from any Board member that was not sent through the HOA gmail account, should be sent to the account. Diane is to talk to Ed P. about organizing the documents within the HOA gmail account.

New Business:

Jin Kim the new owner of Lot #8 was present to discuss his building plans and architectural approval form that had been previously emailed to the Board. There was discussion about the accent color of the shutters and front door and it was agreed that the shutters would be painted the trim color (white) and it was okay for the front door to be the grey/blue color. There was also discussion about the roof pitch of the three metal roof sections that were over the front door and two decks. The Covenants state the pitch should be 6/12 and the plans indicated it would be 4/12. Lin asked for a variance on the pitch for these three areas and after further discussion, the Board granted the variance and approved the plans with the amended shutter color and variance. Construction is planned to start in February 2017.

Bob handed out the monthly budget report as well as the proposed 2017 budget that will be sent to home/lot owners on November 6, 2016. The dues for 2017 would be reduced to \$40/lot.

There was a discussion regarding whether a line item for tree inspection should be added, as it has been three years since the last HOA organized inspection. It was decided that at the January, 2017 meeting, the new Board will discuss options of working with the Firewise Committee to offer homeowners names and contact information for one or two tree inspection companies that they can arrange individually to have an inspection. There is still quite a bit of mistletoe on the East and South perimeter lots and even though many homeowners have worked on removing the infected trees, we felt we should discuss next steps with the Firewise Committee.

Bob mentioned that the electric company continues to raise the rates and the cost to light the monuments has gone up and will probably continue to increase moving forward. An adjustment in the proposed budget was made. The proposed 2017 budget was approved by the Board.

The Board discussed the upcoming Annual meeting. It was agreed that the President's letter and notice of Annual Meeting with elections of the Board would be sent no later than November 17th.

The agenda was discussed, putting the Fire Chief and Black Forest Together President as the first 20 minutes of the agenda.

Old Business:

Don Messmer (Lot #13) presented a sample of the proposed mesh wire that he wanted to attach to the inside of his existing split rail fence in his backyard. The Board approved as presented.

The meeting was adjourned at 8 pm.

Respectfully submitted,

Diane Saign
Secretary

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