

# **Forest Gate Special Members Meeting**

## **Meeting Minutes**

### **August 27, 2019**

The Meeting was called to order at 6:02 PM by Jeff Crank, Treasurer who is acting as the Chair since the president was not present. Jeff asked the board members to introduce themselves, followed by the members.

The chair requested that anyone who was carrying proxies, please present those proxies at this time.

While this was being done, the floor was opened for any remaining questions of the Force Broadband representative. Numerous questions were posed and quickly answered.

- \* Are the lines buried in conduit? How deep are they buried? They will be buried in conduit. The main backbone line will be approx. 24" deep. Drops to individual homes will be approx. 12" deep.
- \* What locates are done? Force will obtain locates for all public utilities. They will also consult with each lot owner to make sure they are aware of any private water/ electric lines that might be impacted. If homeowners require private locates they can obtain those at their own expense.
- \* Can you keep both Centurylink and Force internet service simultaneously? Yes, you can have service from both at the same time.

There were questions from the floor directed to the board as well:

- \* Can we remove the word "maintenance" from the proposed amendment to the covenants? Jeff responded, explaining that we discussed this with the attorney, and we were advised that even a minor change like this would require a new meeting notice and delaying the meeting. As such, the board didn't feel the change was significant enough to justify the additional delay.
- \* Do both votes tonight need to be passed in order to move forward? Jeff explained that the vote on amending the covenants is being done to clear up any ambiguity in the current covenants, so there will be no question whatsoever about the HOA's authority to install fiber. However, legal counsel has advised the board to proceed even if the covenant change were to fail.

The Chair asked Jeremy Isaac for a credentials report. Jeremy reported that 39 lots were represented either in person or by proxy.

There was a motion from the floor to proceed with a vote on the proposed covenant changes. It was seconded from the floor. The chair asked for a voice vote to proceed. The motion passed easily.

A request was made for three volunteers to act as the teller committee for the purpose of counting ballots. The volunteers making up the teller committee were Sonya Parker, Laura Torgerson, and Mark Forbes.

Ballots were distributed for the vote to amend the covenants. Jeremy updated the credentials report. An additional member had just arrived. He had also miscounted the lines on the sign in sheet. The corrected credentials report now reflects 44 members present in person or via proxy.

The teller committee collected ballots, counted, and reported to the Chair. Jeff announced the results as 41 in favor and 3 opposed. The covenant change passed.

The Chair explained that we also needed to vote to reaffirm the assessment which was passed at the last meeting. There was a motion from the floor to proceed with that vote. It was seconded from the floor. The chair asked for a voice vote to proceed. The motion passed easily.

Ballots were distributed for the vote to reaffirm the assessment as it had been passed in July. The teller committee collected ballots, counted, and reported to the Chair. Jeff announced the results as 41 in favor and 3 opposed. The reaffirmation of the assessment passed.

The Chair requested member input regarding the amount of time that should be allowed for collection of the assessment. Discussion followed.

There was a motion from the floor to allow 30 days for payment. Additional discussion followed. The motion was amended to allow 60 days. There was a second from the floor. Additional discussion followed. The Chair requested a voice vote for 60 days. The motion passed unanimously. Members will have 60 days to pay the assessment before being considered delinquent. Numerous members spoke up encouraging everyone to pay the assessment immediately so that work can commence as soon as possible.

Ron Torgerson, the HOA liaison with Force Broadband, spoke briefly. He provided his contact information and asked members to reach out to him if they had any additional questions. He also committed to providing weekly updates during the period of the installation.

Jeff explained that the board would be sending out the invoices tomorrow (Aug. 28).

Meeting was adjourned shortly after 7 PM.

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

- Jeremy Isaac, Secretary