

Forest Gate Home Owners Association Annual Meeting
December 7, 2022

Board members in attendance: John Litzenberger, Mal Johnson, Gregg Brumburgh, and Kristine Strauch. The meeting began at 6:35 p.m.

Old Business

Kristine began the meeting with a reminder to homeowners to check the HOA's covenants prior to making any changes to their homes or property to see if there is a need for a review by the Architectural Control Committee. The covenants and appropriate forms are posted on the HOA's website.

Mal spoke of several complaints received by the board from Lot owners upset about their neighbor's diseased and dying trees. Mistletoe is a problem in this part of the forest which weakens the trees and makes them more susceptible to other diseases. Section 18 of the Covenants states: *The owner of each Lot is responsible for immediately removing any diseased trees, or trees that are infested with harmful insects, which might contaminate or spread to adjacent trees and lots, and to meet any other Colorado State Forest Service recommendations or requirements pertaining to thinning of trees or removal or treatment of diseased or insect infested trees.* Mal will reach out to the neighbors who are in violation.

Mal also discussed the \$10,000 matching grant money the Firewise Committee obtained in 2021 from the Colorado State Forest Service (CSFS). These funds are available for fire mitigation and health of the forest project by Lot owners and can also help address mistletoe and beetle infestations. The forest service approved four projects and is reimbursing these Lot owners \$7,500 in matching funds. Additional projects are in coordination and only one project was denied because the work was accomplished prior to getting approval from our CSFS Regional Forester Dave Pellotti. Dave is still accepting project nominations directly from Lot owners and he is the sole approver in the process. Originally matching funds were capped at \$1,500 per project but this cap has been eliminated as additional funds were made available. Lot owners must get their project approved ahead of time, bear all the costs up front, and then submit a reimbursement request to our regional forester for up to 50% of the project value. Looking ahead, the Firewise Committee submitted a grant request for 2023 for \$38,000.

Mal mentioned that Force Broadband disturbed the survey pin between Lots 26 and 27 while trenching for the fiber optic cable. The HOA board withheld \$1000 from the final payment to FBB as incentive for them to reset the pin. FBB has ignored repeated requests to fix the pin, so

the board hired Polaris Surveying to do it. They are scheduled to reset the pin on December 12, 2022.

Drivers speeding through the neighborhood continue to be a concern. Because it is a public road, the road cannot be modified. Speed bumps inhibit snow plows and closing off one entrance creates a fire risk. The only option available is to flood the El Paso County Department of Transportation and the county Sheriff's office with complaints in hopes that they might respond.

Scott Braeger asked the board if it had any knowledge of Mountain View Electric Association's fiber optic install project. John responded that the board did not.

New Business

Gregg reviewed the 2023 proposed budget. Because the Black Forest Fire Department's community room is being renovated, the board needed to use the Black Forest Community Center for this meeting. The center charged \$400 to rent the space, but \$250 will be returned if the center is left in clean condition. Also, the HOA's post office box rental fee increased by nearly 25% from 2021 to 2022.

After Polaris Surveying resets the lot marker (\$500), the remainder of the withheld \$1000 will be returned to Force Broadband. The board will also notify FBB that our business with them is complete and there is no remaining money due to them.

The proposed FGHOA dues for 2023 are \$40 per lot. The board also proposed to raise the general reserve to \$3000 to keep pace with inflation and to adequately cover unplanned expenses (i.e. replace damaged mailboxes). Invoices will be sent out to the members. Gregg will also research the feasibility of paying dues online.

John proposed changing the way that the HOA notifies its members of the annual meeting from postal delivery to email in order to save money. As an example, the board spent \$81 on materials and postage to notify the HOA members of this meeting. A motion was made by Scott Braeger and seconded by Mack Sharp to pursue changing the bylaws to make the switch.

Voting

Seventeen votes were cast for incoming board members by those in attendance and by proxy. Craig Meeks and Jim Metcalf were unanimously voted to the board. The new board positions are:

President-Mal Johnson
Vice President-Craig Meeks
Treasurer-Gregg Brumburgh
Secretary-Kristine Strauch
Member-At-Large-Jim Metcalf

The 2023 budget was also approved.

Miscellaneous

Mal mentioned that someone asked him about the two roads shown on the Forest Gate subdivision map that do not exist. Taiga Lane (between Lots #21 and #22) and Derrington Court (between Lots #31 and #32) are county right-of-ways in the event the county wishes to connect adjoining neighborhoods in the future.

The meeting was adjourned at 7:13 p.m.

Respectfully submitted,
Kristine Strauch