

**Forest Gate HOA
Annual Members Meeting
December 2, 2025**

Board President Mal Johnson called the meeting to order at 6:36 p.m. and noted 21 members present, making a quorum, and that votes by those present and by proxy votes received would be used when voting for the new budget and vacant board member positions.

General Updates: Mal noted that the latest neighborhood update letter was emailed out on November 23, 2025. Its primary purpose was to keep all HOA members informed about any/all actions taken by the board or the architectural committee. The letter also helps reduce the time necessary for the board to provide in-person updates at the annual members' meeting, thus allowing members more time for in-depth discussions on any issues of interest/concern.

Officer Reports

- **Vice President:** Craig Meeks was absent, so Mal noted that Craig's update on well water reporting and related issues were included in the November newsletter.
 - Dave McKinzie asked if the lot owners who exceeded their water allotments had been notified. Mal acknowledged they had and hoped the issues would be resolved as we move forward.
- **Secretary:** Kim Jones was absent, so Mal highlighted items found in the November newsletter:
 - Covenant concerns
 - Architectural Committee actions taken
 - Geographic distribution of HOA residents
 - Latest contact list
- **Treasurer:** Robert Yockel provided a 2025 itemized income and expense report, as well as the proposed 2026 budget that was emailed to all members. Key issues included:
 - Late assessments: The board dealt with and resolved these issues.
 - Liability insurance: Forest Gate is experiencing extreme volatility in insurance costs/premiums, as is most of the state. Our policy premium increased mid-year 2025 from initial quote of \$976/year to \$1,220/year. This is the second rate increase in as many years.
 - The Board changed insurance providers and will transition to Legacy Insurance in 2026. We anticipate that Legacy will honor its original quote of \$980/year.
 - The HOA general reserve was increased to \$4,000 due to the extreme volatility of insurance and inflation of services. For example, replacing one double-cluster mailbox would cost \$5,200 + labor.
 - Any additional expenses, such as replacing a mailbox, would require a special assessment. We are currently rebuilding the reserve fund, which has increased from \$3,500 to \$4,000, and plan to continue incremental increases each year. As the reserve grows, we will gradually establish a surplus to cover future unexpected costs.

New Business

- **Results of voting for the 2026 Budget and Board of Directors**

- The 2026 budget was unanimously approved.
- New board members, David Georgian and Ken Johnson were elected unanimously.

- **Neighborhood Watch**

- Robert Harasimowicz, our Neighborhood Watch Captain, reported that he has been in contact with the El Paso County Sheriff's Office. They will work to provide additional patrols in our neighborhood to add another layer of security, though no specific threats have been noted or identified.
- Robert and his wife, Mary, will host a "Night Out" event in August (date TBD). National Night Out is a nationwide community-building initiative in which law enforcement agencies, including the El Paso County Sheriff's Office, participate to strengthen police-community partnerships and foster neighborhood connection. The event provides an opportunity for residents and law enforcement to engage, build relationships, and collaborate on promoting safety.

- **Departing Board Members**

- Craig Meeks has served on the board for the past four years, including the last three as Vice President. In this role, he has managed well-water reporting to the water district and coordinated with the county on matters such as road repairs.
- Jim Metcalf has served as our Member-at-Large for the past three years, acting as a flexible, versatile contributor and helping ensure we have the necessary votes to move actions forward in a timely manner.

2026 Board Members

There were two vacancies for 2026 board positions. David Georgian and Ken Johnson will fill the positions vacated by Craig Meeks and Jim Metcalf. 2026 Board members include:

- Mal Johnson – President
- David Georgian – Vice President
- Robert Yockel – Treasurer
- Kim Jones – Secretary
- Ken Johnson – Member-at-Large

Mal reminded members to please consider volunteering for open board positions in the future.

Firewise

- David Georgian, our Firewise Coordinator, submitted the 2025-2026 Firewise recognition requirements and is awaiting feedback [*since the meeting we received our 2025-2026 Firewise USA certificate. It is being posted on our web site*] Notably, the standards for maintaining Firewise USA community recognition continue to become more stringent.
- Jim Metcalf asked whether the statewide fire-mitigation grants are still available. While those grants are no longer being offered, David will continue to monitor for any updates should the state reinstate the program.

Acknowledgements

- Summer Picnic: A big thank you to Ron and Diana Malekow for hosting the summer picnic this year. It was a wonderful neighborhood gathering with a great turnout, and we were pleased to welcome new neighbors.
- This year marks the first time the Board was able to offset a portion of the event's cost by providing a \$250 contribution to the hosts.
- **If you would like to host this great get-together in 2026, email the Board.**

2026 Dues

- Dues remain the same as last year, with \$60 payment due by March 1, 2026. Payments may be mailed to Forest Gate HOA, P.O. Box 88238, Colorado Springs, CO 80908, or submitted electronically via Zelle (recipient: forestgatehoa@gmail.com). Please include your last name and lot number in the Zelle memo section or on the check memo line.
- In addition to the current \$25 late fee for assessments not paid by March 1, 2026, the board approved an additional late fee of \$10/month or portion of a month thereafter.

Mal announced that the new Board of Directors meeting would take place immediately following the annual meeting to assign specific officer roles, and that anyone who would like to stay and observe is welcome to attend.

Adjournment: There being no further business to come before the board, the meeting was adjourned at 6:50 p.m.

Thank you,
Board of Directors/Architectural Committee

Mal Johnson, President
Craig Meeks, Vice President
Robert Yockel, Treasurer
Kim Jones, Secretary
Jim Metcalf, Member-At-Large