

**Forest Knoll Homeowner Association
Board Meeting Minutes
May 16, 2022 at Paramark**

Board Members: Brent Gessner (absent), Ellie Behrens, Ken Dick, Jennifer Gifford, and Kirsten Haefner

Property Management: Jeff True

Reviewed April Minutes: Approved.

Reviewed Financial Report April: Approved.

Old Business:

Buildings

Siding Updates: Priority Construction will complete the repairs to siding date TBD.

Larson's payment

Payment has been refunded to our association!!

Seal Coating

Reviewed. Repair work on the east side is extensive (large potholes on Emory, severe damage on Scarlet). Seal coating is needed throughout the property in order to preserve roads with the hope they will last until we are scheduled to replace them later this decade. **Current plan** is to repair potholes on east side, seal coating for entire property, and seal coating of five driveways on Scarlet total cost of project is estimated to be ~\$58,000.

Doors

Reviewed. Door frames and kick plates on the east side of the property need painting. We discussed painting front doors as well. The current bid is for \$12,000. We are discussed options for phasing this work as well as splitting cost with homeowners. Further details are needed before a decision on direction can be made.

Landscaping

Reviewed. Bid for building on Emory/Scarlet is \$19,901.50. Whitings is being scheduled to complete this work later this summer.

Ash Trees

There are 12 ash trees (remaining) to be removed. Woodtick will be removing all 12 trees this week and stumps will be removed the following week at a cost of ~\$2500. Replacement trees will be planted later this summer/early fall at a cost of ~\$6000.

Roof Inspections

Gary Kline inspected our roofs this past week. We are waiting on a report of needed repairs.

Website

All updates have been made.

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NEW BUSINESS

1. Walk-through was completed on May 3rd. Key issues noted included:
 - a. Pet damage – homeowners are expected to repair pet damage from their pet. We will walk the property to see that those repairs are being made in mid-June.
 - b. Roof damage – numerous shingles were found around the property. This is being addressed with our roof inspection/repair
 - c. Crooked street signs – work orders have been placed for the three leaning signs.
 - d. Masonry work is needed. Jeff will seek bids for the work needed.
 - e. Mold on building – discussed power-washing units, but not all units are in need. We will discuss further at our next meeting.

2. Reviewed discussion with Ian about being more aggressive in trimming our bushes. Top concern is that there is access to our homes and garages without bushes impeding on driveways and sidewalks.

3. Update on roof leak policy: **Homeowners with a roof leak that is a result of not having their laundry vent cleaned regularly (every 3 years, minimally) will be responsible for the total cost of the repair needed.**

Homeowner updates: none noted.

Homeowner Compliance: Please make sure that you have accurate information in the Auto Pay system so that your payments are made on time.

Paramark Concerns: none noted.

Board/Homeowner Concerns: none noted.

Next Meeting will be June 20th at 5pm at Paramark.