

Forest Knoll Homeowner Association

Board Meeting Minutes

August 19, 2019 Paramark Boardroom

Board Members Present: Ken Dick, Kirsten Haefner, and Maria Campbell

Management Present: Adam Wiesner

- 1.) July minutes reviewed and approved
- 2.) July financials reviewed
- 3.) Old Business:
 - a.) Homeowner Compliance: 272 Emory remains in default. Court date is August 30th. Postings in the Post-Bulletin have been made to show a good faith effort in attempting to contact the homeowner.
 - b.) Spring Walkthrough Follow-up: Work has been approved by insurance. Working with Larson's to have work completed and damaged siding replaced
 - c.) Landscaping Needs:
 - i.) Cherrybark: Whiting's Nursery has not been responding to Adam's emails regarding work on Cherrybark and Ash tree replacements. May need to look at Family Tree for comparable bids and tree replacement suggestions.
 - ii.) Retention Ponds: Cassidy is unable to determine how deep the original ponds were based on original plans. It will cost and estimated \$1500 to test the depth of the ponds. Without this information, it is impossible to return the ponds to their original state. The board discussed having this completed and having the ponds returned to original state so they can possibly be turned over to the city to maintain.
 - iii.) Asphalt Repairs: S&A asphalt has been identified as our vendor of choice. They recommend replacing all the driveways versus continued patching. They have a new product they are working with that is to last longer. Adam will get pictures of their previous work and share with the Board.
 - iv.) Roof Raking: Adam was able to get a discount of 10.35% and the bill has been settled with Schwickerts.
- 4.) New Business:
 - a.) New Homebuyer Rule: Paramark and the Board will move forward with instituting a new process for homebuyers so that the bylaws are read and acknowledged by the homebuyer before purchase.
 - b.) Roof Leak Policy: Adam is working on the new policy that would allow the homeowner to choose from selected vendors to begin work on fixing the leak and then repairing the damage.
 - c.) Homeowner Update: None
 - d.) Homeowner Compliance: no new issues.
- 5.) Concerns from Paramark: Two valves replaced in sprinkler system.
- 6.) Board/Homeowner Concerns: 5029 Gambel reported a window peeper. Was advised to call the police if this were to happen again.
- 7.) Ken Dick made a motion to vote Jen Gifford onto the Board. Maria Campbell seconded the motion and it was passed. Jen Gifford will be the 5th member of the Board going forward.

8.) Next meeting will be September 23rd, at 5pm in the Paramark Boardroom