

Forest Knoll Homeowner Association
Board Meeting Minutes
September 20, 2021 Time: 5:00 PM at Paramark

Board Members: Ken Dick, Jennifer Gifford, and Kirsten Haefner

Absent: Ellie Behrens

Property Management: Jeff True

1. Review August's Minutes - Reviewed and approved.
2. Review Financial Report – Reviewed and approved.

Updates on Financials

- a. Funds in Reserves – these are the funds set aside for major repairs and replacements based on the reserve study completed in April of 2019: \$186,309.53
- b. Payment (made in error) to Larson's has not been cancelled. Paramark leadership is working to get our association reimbursed these funds as the work was never completed by Larson's.

OLD BUSINESS

Building Updates

- a. Siding – No update was available at the time of our meeting.
- b. Door Paint colors - No return call from Adam Hewitt Painting.
- c. Concrete Issues – No update available at the time of our meeting.

Maintenance Updates

- a. No Parking signs are here, Paramark maintenance is waiting on Gopher One to identify underground hazards before placing the new signs.

Approved purchase of plastic downspouts for all shared drives for his winter. The new plastic downspouts will be used over the winter so our new downspouts can be stored and not damaged.

Streets

- a. We reviewed one seal coating bid. We are waiting on additional bids.

NEW BUSINESS

Landscaping

- a. Discussed that we would it communicated to Ian the need to aggressively trim all evergreens due to overgrowth which has started to cover sidewalks and impinge on driveways.
- b. Change in plants: arborvitae. Chris explained the change in plans after he was confronted by homeowners. Chris and his crew will not continue to work with us if they are verbally abused by homeowners. It was discussed that the homeowner's confrontation with Chris was inappropriate, abusive, and disrespectful.
- c. Evergreen from last year has NOT been planted.

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Homeowner Update/Concerns:

- a. Missing Tree (282 Emory) – No bid has come in for the replacement cost of the tree.
- b. Cracked Foundation – Still no reply from homeowner after request for pictures of the damage.
- c. Roof Leak (Schumard) – requested pictures of repairs.

Homeowner Compliance:

- a. A couple of homeowners have not paid pet fees.

Approved Pet (dog) fine of \$60 to be assessed to any homeowner who does not report and sign up for the monthly pet fee within 90 days of getting a pet.

Board Concerns:

- a. 199 Sawtooth – Paperwork related to closing has been completed now.
- b. Discussed winter letter.
- c. Discussed annual meeting plan/dates – Tentatively December 6, 2021 @ 6 pm at La Quinta Inn

Paramark Concerns:

- a. None noted.

Next Meeting will be October 18th at 5pm Paramark Conference Room