

**Forest Knoll Townhome Association  
Annual Homeowners Association Meeting Minutes  
January 17, 2012**

**Board Members Present:** Jenny Albright, Maria Grosso, Carol Fitzgerald, Phyllis Fisk, Melissa Schutte

**Board Members Absent:** None

**Management Present:** Mike Busch - Paramark

Total Homeowners Present: 10 (not including board members)

**Business Meeting**

1. Introduction of Board and Management
2. Call to Order and Quorum Established
3. Financial Report
  - Mike Busch reviewed financials for the year 2011
4. Projects Completed in 2011
  - Jenny reviewed the list of projects completed on the exterior of buildings and property. They included sealcoating street/drives on east side of property, painting doors/sills on east side of property, creating an asphalt path to the sidewalk on St. Bridget's Road and replacing drain tile on one of the properties.
5. Revised Rules
  - Minor changes to the rules were reviewed
6. Proposal to Amend Declaration – Renters
  - Jenny reviewed the proposal to change the declaration restricting future rentals
  - Homeowners' questions were answered regarding the reasons for the change and benefits to the Association
7. New Business from Homeowners
  - There was continued concern about dog waste in yards and on common property
  - Parking violations continue to be problematic
  - Noise rules were reviewed for the membership
8. Election of Board of Directors
  - Board members Melissa Schutte and Phyllis Fisk stepped down
  - Three Board positions were voted on and approved for three-year terms by the Membership
    - i. Secretary – Carol Fitzgerald
    - ii. Director - Brooke Markham
    - iii. Treasurer - Robin Erickson
9. Meeting Adjourned at 7:30 p.m.