

Forest Knoll Homeowner Association
ANNUAL Meeting MINUTES
Time: 6:00 PM

Board Members: Ken Dick, Jennifer Gifford, and Kirsten Haefner
Property Management: Jeff True

Roll Call – Quorum was met.

Homeowners in attendance: Brent G., Colleen L., Jodie F., Neal E., Russ K., Renee, Kirsten H., Ken D., Jennifer G.

Introductions of the board members and property manager.

Open Board Positions:

There are 2 positions open. Kirsten Haefner and Brent Gessnar both volunteered to serve on the board. Motion was made and seconded to accept both nominations. Voted affirmed the addition of Kirsten Haefner for another term and Brent Gessnar for his 1st term on the board.

Financial Review: Jeff reviewed the financial report.

Projects:

- 1) Completed: Landscaping was completed on an additional building.
Reviewed new policy and fine related to homeowners confronting our association vendors.
- 2) Not completed: Seal coating and patching on streets.
- 3) Needs for 2023 Summer:
Discussed remaining ash trees needing to be removed and replaced.
 - a. We have been replacing Ash trees over the past couple of years due to all our Ash trees suffering from Emerald Ash Borer. We started with a total of 34 Ash trees to remove and replace. We are currently down to about a dozen remaining trees to remove and replace.

Discussed costs of seal coating and road repairs.

- a. We are seeking bids for this spring to address the needed road repairs on the east side of the property.
- b. We are also seeking bids for our roads to have seal coating this summer.

Discussed landscaping

- a. We remain committed to replacing our landscaping with a landscaping plan that is intended to last for the next 25 years.

Difficulties in 2021

Discussed issues with getting bids and scheduling vendors to complete the needed work.

Discussed parking concerns

- a. We discussed the need for added “No Parking” signs this past summer due to homeowners parking in locations that limit ease of access for emergency vehicles on the property.
- b. Discussed that every homeowner has 4 parking places (2 in their garage and 2 in their driveway).
- c. Reviewed that parking pads are strictly for guest parking and not for homeowner parking.

Discussed new Contractor/Vendor Confrontation Rule

- a. We had an unfortunate event this past year with homeowners confronting one of our vendors which nearly led to our association losing that contractor/vendor.
- b. Homeowners who have any concerns about a contractor/vendor should ONLY address those concerns with the board and our property manager, Jeff. Confronting our contractors/vendors will result in a fine of \$250.00 for the first offense. Subsequent offenses will lead to higher fines.

Financial Needs for 2022 and Beyond

Discussed costs associated with the projects for the upcoming summer.

Discussed the increased costs for all repairs and improvements on the property given current inflation.

Discussed our Reserve Study accounted for anticipated inflation but did not anticipate for our current level of inflation meaning that projects which we had planned to cost \$40,000 (seal coating) are likely to cost \$50,000-\$60,000.

Given the impact of these increased costs, we anticipate needing to have assessments in some form going forward. Homeowners had several questions about assessments. The board is working to keep these assessments as low as possible (hundreds of dollars instead of tens of thousands of dollars). We also plan to offer homeowner options for paying assessments in either a lump sum or over several months depending on what is best for each homeowner.

Discussed a likely raise in monthly dues of \$5/month simply to keep up with the increased costs of services like garbage, water, lawn care and snow removal.

Questions and Concerns of Homeowners

Homeowner expressed concerns about our lawn care and snow removal vendor. The board appreciates the feedback on how our vendors are performing. It is

important to remember that our vendors are struggling to hire employees in the current environment. The board has chosen to utilize the same company for both lawn care and snow removal. The benefit is that any damage done to the property during snow removal results in the same company repairing the damage in the spring.

Homeowner had questions about the assessment in terms of how much an assessment might be as well as ways to go about paying for an assessment. (see discussion in Financial Needs for 2022 and Beyond.)

Meeting Adjourned at 7:06 pm.