

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

Board Members: Ken Dick, Jennifer Gifford, Kirsten Haefner, Ellie Behrens, Brent Gessner
Property Management: Randy Klein

Roll Call – Quorum was met.

Homeowners in attendance: Ken D., Kevin C./Victoria S., Cherylann G., Lynette K., Molly S. Jennifer G., Neal E., Sherri R., Andrew/Tracy B., Pieter M., DeeAnna K., Chris S., Ellie B., Renee T., Karen T., Christina M., Tom L., Karly H., Elizabeth J., Kathy R., Sandy P., Russ/Mary K., Kirsten H., Brent G.

Introductions of the board members and property manager.

Open Board Positions:

There are 2 positions open Ellie Behrens and Jennifer Gifford both volunteered to serve on the board again. Motion was made and seconded to accept both nominations. Voted affirmed the addition of Ellie Behrens and Jennifer Gifford each for another term.

Financial Review: Kirsten reviewed the financials.

Projects:

- 1) Completed: Landscaping was completed on an additional building.
- 2) Completed: Seal coating and patching on streets.
- 3) Completed: Roof replacement on all buildings.
 - a. GAF Warranty on roofs was mailed out to each individual homeowner.
- 4) Completed: All remaining Ash trees have been removed and replaced.
- 5) Completed: Retention ponds area around was cleared.
- 6) Completed: Aggressive trimming of our landscaping.
- 7) Incomplete: Repairs to gutters, siding and interiors after insurance and 3rd party review is completed.
- 8) Needs for 2023 Summer:

Discussed: Landscaping with the hope of completing the remaining two buildings on the east side of the property.

Discussed costs of seal coating driveways.

Difficulties in 2022:

Discussed issues with Paramark as our property manager and the decision to change property management companies.

Financial Needs for 2023 and Beyond

Discussed upcoming projects will be greatly influenced by financial burden related to insurance deductible for remaining repairs on our buildings following the hailstorm damage.

Due increases will be determined once we have a better picture of what repairs will be completed through our insurance and what remains after.

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. 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. The board also discussed the possibility of changing companies given how happy homeowners were with our updated landscape trimming this fall.

From the board:

The board would like to share how appreciative we are for all the homeowners who attended tonight's meeting. This is the best turnout we have had in many years. Homeowner involvement is critical to keeping our property and community moving ahead. Your feedback is greatly appreciated!

Meeting Adjourned.