

Forest Knoll

Homeowner Association Board Meeting Minutes

July 16, 2018, 5:00 p.m.

Board Members Present: Ken Dick, Jay Gunnarson, Ellie Behrens, Kirsten Haefner, and Maria Campbell

Management Present: Adam Wiesner

- 1.) Review of June's minutes: Correction regarding the Driveways/Road Repairs for 2018 – Last years infrared patches will be fixed, driveway at 5020 Schumard will be replaced, and the cracks in the streets will be filled and streets sealed. Board agreed to hold off on additional driveways repairs until 2019.
- 2.) Financial Report:
 - a.) Recent CD that became due has been cashed out. The funds will go towards extensive 2018 repairs. The board will discuss opening a new CD in 2019.
 - b.) Homeowner with lien update: Another letter will be sent to the lien holder. If the homeowner does not respond or pay amount due, the Board will proceed with attorneys. Owner will be given until the end of July to comply.
- 3.) Old Business:
 - a.) Townhome Maintenance Person: Matt is doing well. He walked the property with Adam. Matt is currently working on getting caught up on weed control around the complex.
 - b.) Proscap, Lawncare Update: Board agrees that lawn care has been improving. Board is requesting that the complex is sprayed for weeds.
 - c.) Elcor, Driveway and Road Repairs: This has been scheduled for the middle of August. Elcor is to correct 2017 repairs first. Adam will meet with Elcor to discuss how they plan to perform road repairs, so can be communicated beforehand with homeowners. Adam is going to request notice before repairs begin so that he can supervise these repairs.
 - d.) Woodtick, Pond Clean-up Update: The board noted that areas were missed during the clean-up. Adam will contact about finishing the mowing around the retention ponds.
 - e.) Greg's Lawncare Update: Received a settlement to replace two of the damaged ornamental trees. The Board will agree if they dismiss the previous bill for a month of services charged for a single lawn mow, and call our agreement finished.
 - f.) Spring Walkthrough Updates:
 - i.) Proscapes Estimate is higher due to the amount of concrete/tuck work edging under windows that needs to be replaced, as well as, replacing patios that have begun to crack. The Board has decided to hold off on any patio repairs for now as

they are minor. They do not create a safety hazard and will not compromise any structures. The Board will continue to monitor them.

The bid also includes a bid for performing landscaping on the Cherrybark project. For now, Proscap will continue with bushes, trees and lawncare.

- ii.) We will discuss adding trees along the ridgeline visually separating our complex from the apartment buildings. The Board has decided to bring this to the annual meeting for a vote.
- iii.) Gary Kline roofing to perform normal scheduled maintenance. They will also perform any necessary repairs and cleaning to the gutters if needed.
- iv.) Larson Siding will be out to perform repairs to damaged siding.
- v.) The Board voted to go ahead and have Bob the Bugman come out due to the increasing activity of wasps and hornets.
- vi.) It was brought up to approach the city about having an engineer look at the situation on Cherrybark and see if they can determine if the increase water issues can be directly linked to possible damage done during the nearby housing development.
- vii.) Adam to request stop signs for those exiting the apartment complex due to some residents leaving the apartments at a high rate of speed and low visibility from the Forest Knoll stop sign.

4.) New Business:

- a.) Homeowner Updates: None
- b.) Homeowner Compliance:

- i.) 175 Sawtooth has a broken garage door. Adam contacted to discuss need for repairs.
- ii.) 5036 Schumard has pet damaged yard. Adam contacted to discuss homeowner's responsibility to fill holes and pet fees
- iii.) 272 Emory continues with lien issues

5.) Concerns from Paramark: None

6.) Board/Homeowner Concerns: None

7.) Next Meeting: August 20, 2018, 5pm @ Paramark