

Forest Knoll

Homeowner Association Board Meeting Minutes

April 21, 2018, 5:00 p.m.

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

Management Present: Adam Wiesner

- 1.) Minutes from April's meeting were reviewed and approved.
- 2.) Financial Report:
 - a) Received bill for 2017-2018 snow removal from Proscap. Discussed a discount if amount is paid in a full lump sum. 5% discount offered, Adam to discuss further with Proscap.
 - b) April statement approved
- 3.) Old Business:
 - a) Homeowner behind in dues has lien in place. No response from owner despite repeated attempts by Adam.
 - b) Townhome Maintenance Person: Adam has prospective person to fill maintenance position. Waiting to find a time for the perspective person to meet with the board.
 - c) Spring/Summer Letter: Board approved to send out letter with a few updates. The letter will not include the driveways that will be repaired as it has in previous years. Those homeowner, once known, will be notified by Adam.
 - d) Website Refresh: New site is up and working
 - e) Winter Clean-up: Damage has been completed from plowing by Proscap
 - f) Driveway Repairs: Elcor is assessing driveways. They will bid for repairs, possible crack sealing, and a driveway replacement. Adam will address the poor-quality repairs and sealing from last year.
 - g) Greg's Lawncare: Adam has been collecting bids to possibly replace Greg's due to damage done during first mow and lack of scheduled preventative care. Damaged trees are to be wrapped by Greg's and they have stated that they will replace if the trees die.
 - h) Sprinkler System: The system will be turned on next week.
 - i) Woodtick: Adam will contact Woodtick to evaluate the ponds. Discuss possibly cleaning/dredging the ponds. As usual, they will also mow the area surrounding the ponds in possibly June. It will depend on weather.
 - j) Spring Walkthrough: Completed today. Issues and concerns have been documented. Adam to check on areas of concern in two weeks. These areas include bushes and trees that may require replacement. He will also determine if wasps' nests noted during walkthrough require the attention of an exterminator.
- 4.) New Business:

- a) Elcor Road Replacement Bid: Full road replacement is estimated at \$180,000.
Discussed the reality that some driveways will soon need replaced as well. The board discussed the possibility that dues will need to increase to accomplish this by setting aside funds for the future replacement. The board will wait for Elcor's bid to make a decision about going forward.
 - b) Homeowner Update: 1 unit has sold.
 - c) Homeowner Compliance: Complaint by neighbors of dog waste being left in their yard. Adam addressed.
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- 5.) Concerns from Paramark: None
 - 6.) Board/Homeowner Concerns: None
 - 7.) Next Meeting: June 18th, 2018, 5pm @ Paramark