

**REGULAR MEETING MINUTES
FOREST MEADOWS OWNERS ASSOCIATION
BOARD OF DIRECTORS
Hilltop Clubhouse
July 16, 2019**

OPEN SESSION

CALL TO ORDER –The meeting was called to order by President, Allen Dodson at 2:00 p.m.

ATTENDANCE:

Dodson, Davis, Madison, Pristia, Ritchie, Ross, Woznak, GM Shipman

APPROVAL OF MEETING MINUTES:

Davis moved to approve the June 18, 2019 Regular Board Meeting Minutes. The motion was seconded and carried.

OPEN FORUM:

Seven community owners spoke at Open Forum.

CORRESPONDENCE:

There was no correspondence this month.

PRESIDENT'S REPORT:

On June 18, 2019, the Board of Directors met in Executive Session regarding the following: to approve the Executive Session Minutes of May 21, 2019; to review Aging Summary Report; review a proposal for legal services; to finalize a policy & procedures draft; approved Small Claims action on a delinquent account; review proposal for parking lot light adjustments.

On June 24, 2019, the Board of Directors met in a Special Executive Session regarding the following: review Addendum #3 from Aspen Street Architects and to review a Settlement Offer from a delinquent owner.

There was no CHP officer available this month.

FINANCIAL REPORT:

June 30, 2019 Interim Financials

Treasurer Davis reported the Operating Account balance of \$629,449.42 and the Reserve Account balance of \$898,154.87. Davis moved to accept the Interim Financials The motion was seconded and carried.

Board approval to transfer \$13,616.41 from Operating Fund to Reserve Fund:

Davis moved to make the transfer of \$13,616.41 from the Operating Fund to Reserve fund; the motion was seconded and carried.

MANAGERS REPORT

June - July 2019

Reviewed monthly inspection report from Compliance Coordinator

Update and review collection agency accounts. Track Civil Court action and monitor judgement award activity

Continued to pursue bids for moving tennis backboard

Continue working with Architect and paving contractor regarding front entry paving project.

Performed two employee evaluations

Met with KW Emerson and Architect to review site to determine a start date for Front Entry Project

Attended a two day class for Board Governance

Met with Architect to discuss guard house plans and pre-bid walk date

Met with Environmental Health for inspections on both pools

Met with owner who showed me items that concerned her

Met with a member of PP&E regarding the tennis courts

Met with Joan Lark-Keith and Joan drove the perimeter of the property to inspect for fire wise compliance. She will provide letter stating FMOA is in compliance after Fire Chief Mike Johnson also inspects.
Attended pre-bid walk with Architect and prospective bidders for the guard house (none)

Request for Estate Sale: Madison moved to approve the request for an estate sale July 26-28 at 1022 Forest Meadows Dr. The motion was seconded and carried.

The Front Entry Paving: The front entry paving project finally started on July 15, 2019.

ARC COMMITTEE:

Pristia reported they only had general compliance items and nothing pressing.

COMMUNITY COMPLIANCE COMMITTEE:

June 2019 CCC Inspection Report was accepted as presented.

EPPOC:

Davis reported that the Reach 1 Project by Calaveras County Water District has started but because of materials not being delivered to the contractor, the project has begun near our entrance instead of up in Avery. CCWD will have flagmen to help with the traffic flow in and out of Forest Meadows.

PARKS, POOLS & EVENTS COMMITTEE:

Madison reported the Fourth of July parade and BBQ was successful and maybe more participants next year. The new tent gazebo and outdoor furniture are in place at the Hilltop kiddie pool area.

Request for wine barrel tables at the Bocce Courts: PP&E presented a request to have wine barrels and one with a table for the bocce court area. Woznak moved to approve the request as shown with the amendment that we purchase the barrels rather than have them donated. The motion was seconded and carried.

ROADS, TRAILS, & GATE ACCESS COMMITTEE:

Ross reported that the drain issues on Dogwood would be completed before the end of the summer in time for the winter weather. The road paving will be back on track next year after the Front Entry gate improvements are finished this year.

POLICY & PROCEDURES COMMITTEE:

No report this month.

DIRECTOR REQUESTS:

No requests this month.

ADJOURNMENT:

The meeting was adjourned at 3:15 p.m.

Submitted by,



Gini Madison
Secretary