

**REGULAR MEETING MINUTES
FOREST MEADOWS OWNERS ASSOCIATION
BOARD OF DIRECTORS
Hilltop Clubhouse
September 17, 2019**

OPEN SESSION

CALL TO ORDER: The meeting was called to order by President Woznak at 2:00 p.m.

ATTENDANCE:

Blair, Davis, Fregosi, Harris, Madison, Woznak, GM Shipman

Absent: Haught

APPROVAL OF MEETING MINUTES:

Davis moved to approve the Regular Session Minutes of August 20, 2019. The motion was seconded and carried 5/0.

OPEN FORUM:

There were 5 owners who spoke in Open Forum.

GUEST SPEAKER: Kim Egger from Wheeler & Egger CPAS, LLP, gave a report on the Reviewed Financial Statements for the Year ended December 31, 2018. She also explained the process that her CPA firm performs to produce the Annual Financials and Corporation taxes for FMOA.

CORRESPONDENCE:

Owner's Letter Regarding Board and Golf Course

Owner's Letter Regarding Board and Golf Course

The Board will respond to both letters.

PRESIDENT'S REPORT:

On August 13, 2019, the Board of Directors met in Executive Session regarding the following: to approve the Executive Session Minutes of July 16, 2019; to review Aging Summary Report; the Board went through Board Orientation with attorney; conducted a Notice of Hearing for dog attacks; approved (2) Change Orders reviewed an Settlement Offer for a collection account; approved a contract for resurface of tennis courts for next year.

On August 20, 2019, the Board of Directors met in Executive Session regarding the following: to approve a proposal for the construction of the guard house.

There was no CHP officer available for the meeting.

Committee Rosters:

ARC: Soraya Fregosi, Chair; Ken Woznak Liaison; Deanna Ghirardelli and Keith Pierce, Coordinators; Marti Figone, Ken Duncan, Steve Campisi, Lori Meisenbach, Teresa Rodriguez.

COMMUNITY COMPLIANCE: Pam Haught, Chair/Liaison; Deanna Ghirardelli, Coordinator; Keith Pierce, Gail Woznak Sue Friedman.

PARKS, POOLS & EVENTS: Lisa Titus and Joan Miller Co-Chair; Eric Davis, Liaison; Dot Atchison, Secretary; Mary Davis, Treasurer; Gini Madison, Nancy Hutson, Lori Meisenbach, Tish Chung, Gail Woznak, Kassie Walker, Shari Vernor, Cindi Lopez, Traci Johnson.

EPPOC: Eric Davis, CDC Rep.

ROADS, TRAILS & GATE ACCESS: Ken Woznak, Chair; Kent Harris, Liaison; Eric Davis Debbie Shipman, Keith Pierce

COMMUNITY CENTER COMMITTEE: Gini Madison, Roy Blair, Dan Martinez, Steve Campisi, Klaus Hoffman, Russ Boyd, Mike Miller, Mark Buckley, Gloria English

VIP: Eric Davis, Chair/Liaison; Keith Pierce and Deanna Ghirardelli Coordinators.

NEW BUSINESS:

2019-2020 Meeting Dates

After discussion the Regular FMOA monthly meetings will remain on Tuesdays at 2:00 p.m. until further discussion.

FINANCIAL REPORT:

August 31, 2019 Interim Financials

Davis moved to approved the Interim Financial Report of August 31, 2019 with an Operating account balance of \$559,697.92 and the Reserve account balance of \$965,372.31. The motion was seconded and carried 5/0.

Quarterly Dues Transfer:

Davis moved to transfer \$107,172.00 from the Operating Funds Account to the Reserve Fund Account. The motion was seconded and carried 5/0.

2020 Budget Discussion

Davis moved to approve the 2020 Budget with no increase in HOA fees. The motion was seconded and carried 5/0.

MANAGER'S REPORT:

August/September 2019 Activity Report -

Reviewed monthly inspection report from Compliance Coordinator.

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

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

Performed (2) employee evaluations

Attended weekly construction meetings with KW Emerson and Architect regarding Front Entry Project.

Met with Architect to discuss Guard House revisions

Continued to work with Architect and paving contractor regarding Front Entry issues.

Worked with PG&E regarding issue with exposed bare wires.

Woznak and I met with onsite PG&E rep, contractor, project manager and architect to address bare wires in other areas.

Prepared budget with Holly.

Front Entry Update: GM Shipman reviewed the progress on the front entry project and explained the setbacks that have come up and how they are being addressed.

COMMUNITY CENTER COMMITTEE:

Dan Martinez reported the committee's Minutes and Mission Statement. He asked the Board for further direction. The committee will draft a survey to go out to the homeowners regarding the want or need for a community center by the next Board meeting.

COMMUNITY COMPLIANCE COMMITTEE

Gail Woznak explained the Community Compliance Report for those in attendance at the meeting.

EPPOC:

Davis summarized the September 4, 2019 report.

PARKS, POOLS, & EVENTS COMMITTEE:

Davis reported the committee is very busy already. They are planning a Bunco Bash on October 12, Christmas Kid's Party and an Open House Holiday Party for adults on December 13.

ROADS, & TRAILS, COMMITTEE:

Harris reported on the problems on Dogwood that happened last winter. The drain area will be corrected in stages. Work has already begun on enlarging the drainage basins on (2) drains.

The committee has reviewed/revised any applications they have received.

Speed bumps & signs will be reviewed at the next meeting.

DIRECTOR REQUESTS: None

ADJOURNMENT:

The meeting was adjourned at 3:40 p.m.

Submitted by,



Gini Madison
Secretary