

**REGULAR MEETING MINUTES
FOREST MEADOWS OWNERS ASSOCIATION
BOARD OF DIRECTORS
Hilltop Clubhouse
October 15, 2019**

OPEN SESSION

CALL TO ORDER: The meeting was called to order by President Woznak at 2:01 p.m.

ATTENDANCE:

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

APPROVAL OF MEETING MINUTES:

Fregosi moved to approve the Regular Session minutes of September 17, 2019, with the following corrections: Haught is not on the Community Compliance Committee; Dave Starmont is on the ARC Committee, Fregosi is on the P.P.E. Committee, Andre Klein is on the Roads & Trails Committee, and the P.P.E. Christmas parties will be on December 14. The motion was seconded and carried 6/0.

OPEN FORUM:

There were 5 people who spoke in Open Forum.

CORRESPONDENCE: There was no correspondence

PRESIDENT'S REPORT:

On September 17, 2019, the Board of Directors met in Executive Session regarding the following: to approve the Executive Session Minutes of August 13 and 20, 2019; to review Aging Summary Report; review an owners request for fines to be waived; approved a proposal for road repair on Dogwood; review an owners' Settlement Offer; conduct VIP hearings for non-compliance; approve a new entry gate service agreement for the (3) new gates.

CHP Officer Wilkins was asked about lights on Hwy 4 during the power outage and if there is battery backup. He explained that the light in Murphy's has only a 2 hour backup and that CalTrans is responsible. He will try to be in the neighborhood as much as possible to observe speeders.

UNFINISHED BUSINESS:

2019-2020 meeting dates

Fregosi moved to have the regular open FMOA meetings on the 3rd Monday of each month at 6:00 p.m., moving them to Tuesdays on months that have a holiday on Monday. The Executive Session will be at 5:00 on those days. The motion was seconded and carried 6/0.

NEW BUSINESS:

Purchase of a generator for Gallery Office.

The GM was asked to bring back at the next meeting information and bids for the purchase of a generator. Harris was asked to be a part of the research for what is exactly needed.

Mailbox Staining:

The contractor we use for mailboxes is backlogged but we hope to get more mailboxes completed soon.

Revise CCR'S:

Fregosi moved to go forward with our attorney's contract of an estimated cost of \$7,000. to review, rewrite, and update our current CCR's.

Town Hall Meeting Dates:

Our next Town Hall meeting is Saturday, November 9, at 1:00 p.m.

September 30, 2019 Interim Financials:

Davis moved to accept the Interim Financial Report of September 30, 2019 with an Operating account balance of \$557,776.40 and the Reserve account balance of \$907,193.36. The motion was seconded and carried 6/0

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 award activity.

Performed (3) employee evaluations.

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

Met with Arhitect to discuss Guard House revisions

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

Attended construction meeting with Tamarack Contractor for the guard house.

Researched pellet stoves for replacement in the Gallery

Had an electrician repair the lobby lights in Gallery that have been out.

Met with PG&E again regarding working around the exposed wires.

Front Entry update:

Woznak explained the adjustments as to where the new guard house will be built.

COMMUNITY CENTER COMMITTEE:

Dan Martinez reported the committee would like more direction from the Board as to what legally can be done in regards to leasing a venue, renting buildings, new construction, remodel of FMOA property. They will aim for a January Town Hall meeting to give a report and get community input.

COMMUNITY COMPLIANCE COMMITTEE:

September 2019 Community Compliance Inspection report was accepted as prepared.

EPPOC:

Davis summarized the October 2019 report.

PARKS, POOLS, & EVENTS COMMITTEE:

Davis reviewed the PP&E wish list and reminded people the Holiday party date is December 14, 2019.

ROADS, & TRAILS, COMMITTEE:

Woznak reported the work on Dogwood is almost done and they will address the other issues on Dogwood in the spring. The committee will look into the issues on Snowberry Ct.

Harris presented some speed signs that we can look into to purchase. The CHP will be asked to bring the speed sign back to the community for more data.

ARC COMMITTEE:

Woznak reported there is a nice new home being built, and that the paint colors in the office have been updated.

DIRECTOR REQUESTS:

ADJOURNMENT:

The meeting was adjourned at 4:15 p.m.

Submitted by,

A handwritten signature in blue ink that reads "Gini Madison". The signature is written in a cursive style with a long, sweeping underline.

Gini Madison
Secretary