

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

**OPEN SESSION**

**CALL TO ORDER:** The meeting was called to order by President, Woznak at 6:01 p.m.

**ATTENDANCE:**

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

**Absent:** Haught and Madison

**APPROVAL OF MEETING MINUTES:**

Davis moved to approve the Town Hall Meeting November 9, 2019 and the Open Session Minutes of November 18, 2019. The motion was seconded and carried.

**OPEN FORUM:**

There were 4 owners who spoke in Open Forum.

**CORRESPONDENCE:**

**Letter regarding Community Center/Golf Course:**

An owner asked if the Community Center Committee is looking at any other options other than the golf course. The Committee answered that they do have other options and will present them at the Town Hall Meeting on February 8<sup>th</sup>.

**Letter regarding Speeding Signs:**

An owner sent in suggestions for signs other than speeding signs. The Board is still looking into the speeding signs.

**Letter regarding Speeding Signs and Fire Clearance:**

An owner sent in suggestions for speed signs and their concern for fire clearance.

**PRESIDENT'S REPORT:**

On November 18, 2019, the Board of Directors met in executive session regarding the following: to approve the Executive Session Minutes of October 15, 2019 and to review Aging Summary Report.

**CHP:** There was no CHP officer available.

**UNFINISHED BUSINESS:**

**Gallery Generator** - The Board determined that the Gallery does not need a generator as the phones and computer would still not work. The Board is now focusing on a smaller less costly generator to power the guard house.

**Speed Signs** – Tabled

**TV/Internet/Comcast for Hilltop Clubhouse** – Davis presented the options and comparison of DISH and Comcast. He will do more research and bring the information to the next Board meeting.

**NEW BUSINESS:**

**Town Hall Meeting** – The Town Hall Meeting will be held on Saturday, February 8<sup>th</sup> at the Mountain Christian Fellowship at 1:00 pm.

**FINANCIAL REPORT:**

November 30, 2019 Interim Financials

Blair moved to approve the Interim Financial Report of November 30, 2019 with an Operating account balance of \$544,652.09 and the Reserve account balance of \$887,374.86. The motion was seconded and carried.

**MANAGER'S REPORT:**

November-December 2019 Activity Report -

1. Reviewed monthly inspection report from Compliance Coordinator.
2. Update and review collection agency accounts. Track Civil Court action and monitor judgement award activity.
3. Attended weekly construction meetings with KW Emerson and Architect regarding Front Entry Project.
4. Took class and renewed Pesticide Permit at County Offices
5. Attended PP&E meeting with attorney for Committee Orientation
6. Continue to work with Architect and County on guard house revisions

**ARC COMMITTEE:**

No major projects in the works at this time.

**COMMUNITY COMPLIANCE COMMITTEE:**

The Board reviewed and approved the November 2019 Community Compliance Summary.

**EPPOC:**

Davis gave the highlights of the November 2019 EPPOC meeting.

**PARKS, POOLS, & EVENTS COMMITTEE:**

FMOA's attorney and GM attended the December meeting and gave a Committee Orientation. The committee is continuing to work on the playground equipment for Meadowview and the upcoming Christmas Party

**ROADS, & TRAILS, COMMITTEE:**

There was no Roads & Trails meeting for the month of November 2019.

**DIRECTOR REQUESTS:****ADJOURNMENT:**

The meeting was adjourned at 7:47 p.m.

Submitted by,



Debbie Shipman, CCAM  
General Manager