

**REGULAR MEETING MINUTES  
FOREST MEADOWS OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
Via Conference Call  
September 21, 2020**

**OPEN SESSION**

**CALL TO ORDER:** The meeting was called to order by Vice President Harris at 6:00 p.m.

**ATTENDANCE:**

Present: Blair, Davis, Fregosi, Harris, Madison, GM Shipman

Absent: Haught

**GUEST SPEAKER – FOREST MEADOWS FUEL BREAK**

Jill Micheau, a Grant Writer, presented a PowerPoint presentation regarding a grant recently awarded to finish the fuel break from Murphys to Forest Meadows. She explained that as of March 2020, the grant fund is for \$2,161,776.00 and will help create fuel breaks 200-300 feet wide. Beside this grant there is another \$2,000,000 set aside to do the other side (east side) of Hwy. 4. The presentation will be put on our FMOA web page, along with Jill's contact information.

**APPROVAL OF MEETING MINUTES:**

Fregosi moved to approve the Regular Session Minutes of August 17 and August 24, 2020. The motion was seconded and carried 4/0.

**CORRESPONDENCE:**

The letter from Owner regarding Community Center Committee will be addressed in Open Forum.

**PRESIDENT'S REPORT:**

On August 3, 2020, the Board of Directors met in Executive Session regarding the following: to approve the Executive Session Minutes of July 6, 2020; review Aging Summary Report; set dates for the remaining meeting dates until December 2020; reviewed estimate for salt chemical system for the pools, Board was provided a questionnaire regarding the CCR revisions from the attorney and the Board reviewed the ARC Guideline revisions.

On August 17, 2020, the Board of Directors met in Executive Session regarding the following: to accept the resignation of Director Ken Woznak and discuss an employee's termination.

There was no CHP available

Inspectors of Election for Annual Meeting:

Darci Leon, Lisa Titus and Gloria English will be the inspectors for the 2020 Annual Meeting.

**FINANCIAL REPORT:**

**July 31, 2020 Interim Financials**

Blair reported the balance for the Operating Funds \$623,018.69. The overall balance is \$2,741,795.00 which reflects a plus of \$27,876.00. Davis moved to approve the financial statements as presented. The motion was seconded and carried 4/0.

**2021 Budget Discussion:**

The budget will be reviewed and presented at the October meeting, so it can be sent out to the community.

**Reserve Study:**

There is a full reserve study done every 3 years and it is not due until 2021. The Board has contacted SMA RESERVES to prepare a reserve study including the necessary Assessment and Reserve Funding Disclosure Summary to comply with Civil Code 5570. Davis moved that we approve the \$425.00 to have SMA RESERVE complete the audit. The motion seconded and carried 4/0.

**MANAGER'S REPORT:**

Update and review collection agency accounts. Track Civil Court Action and monitor judgement ward activity.

Continue to work with construction crews to finish the guard house. A few connections for the gates still need to be installed, stripping for the bollards and a walk-through with the paving contractor for finishing touches.

Continues to work with the attorney on revisions regarding the CCR's.

Updated the 2021 budget with the accountant for the Boards review and revisions.

Consulted with the CPA regarding preparation of taxes and final accounting items needed

After calling many landscape maintenance companies and tentatively hiring a landscaper, at the direction of the Board, for the parks depending on if he can provide the proper licenses and insurance

In a recent announcement, PG&E has stopped their work again for "safety reasons

Interviewed one applicant for Maintenance, but they took another position in construction.

I took two continuing education classes for my re-certification and an additional certification for my Large Scale designation working towards my Master's certification.

Roads & Trails and I are working on a solution for an owner that has a drainage issue on a property he recently purchased

The office and Eric are still working on our issues with our phone system. They have "run tests" but never fix anything.

**COMPLIANCE COMMITTEE:**

Gail Woznak reported that most of the propane tanks have been covered, but we are still having problems with people not putting their trash cans back off the street following garbage pickup. This has been attracting bears in the community.

**COMMUNITY CENTER COMMITTEE:**

Blair responded to the letter to homeowners regarding the Community Center Committee. He explained again the purpose directed by the Board to investigate and complete due diligence necessary to compile information that will be brought to the Board and then sent out to all homeowners for review.

Klaus Hoffmann reported for the committee with a PowerPoint presentation with the purpose, goals, and updates from the committee. The committee minutes will be available on the web page.

**VIP INSPECTIONS:**

Davis reported that 731 lots were inspected, 581 houses and 150 vacant. The final result is that there are only 4 that are non-compliant.

**EPPOC:**

Davis reported that CCWD Reach One project is connecting uphill apparently on schedule.

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

Fregosi gave a big thanks to Sue Friedman who headed up the Garage Sale for PP&E. It was very successful and safe! PP&E will have a Halloween Cart Parade on Saturday, October 31. There will be more information to come.

**ROADS, & TRAILS, COMMITTEE:**

Drainage issues are being worked on for a home owner on EastWest.

**ARC COMMITTEE:**

There was no report this month.

**DIRECTOR REQUESTS:**

Davis reminded the community that we had not lost track of the short-term rental issue. The Board will get something out to the homeowners this month.

Fregosi responded to the letter from a homeowner who is against continuing with the investigation of purchasing the golf course property. The Board is still in support of this committee and feel we just need their due diligence and current information to present to the community for their final vote on this decision.

**OPEN FORUM**

Vice President, Harris and other Board members were able to answer the majority of questions asked by the community through zoom. Issues presented that need attention will be addressed by the Board. We appreciate the participation of those that were able to attend the zoom meeting and thank them for their contributions.

**ADJOURNMENT:**

The meeting was adjourned at 7:30 p.m.

Submitted by,



Gini Madison  
Secretary