

**REGULAR MEETING MINUTES  
FOREST MEADOWS OWNERS ASSOCIATION  
BOARD OF DIRECTORS**

**Via Zoom  
October 19, 2020**

**OPEN SESSION**

**CALL TO ORDER:** The meeting was called to order by Vice President Harris at 6:05 p.m.

**ATTENDANCE:**

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

Absent: Madison

**APPROVAL OF MEETING MINUTES:**

Davis moved to approve the Regular Session Minutes of September 21, 2020. The motion was seconded and carried 5/0.

**PRESIDENT'S REPORT:**

On October 5, 2020, the Board of Directors met in Executive Session regarding the following: to approve the 2021 Budget; approve new ARC members; discuss short-term rentals; approved a bid for a cabana at Hilltop Park at the kiddie pool area and review Aging Summary Report.

On October 14, 2020, the Board of Directors met in Executive Session regarding the following: to sign 20109 tax returns.

**FINANCIAL REPORT:**

**September 30, 2020 Interim Financials**

The balance for the Operating Funds \$599,356.02. Reserve Fund balance is \$844,431.09. Davis moved to approve the financial statements as presented. The motion was seconded and carried 5/0.

**MANAGER'S REPORT:**

**Manager's Activity Report**

**September/October 2020**

1. I'm continuing to work with construction crews to finish the front entry gates. Since my last report the bollards were installed around the guard house but the crew broke a main water line. Unfortunately, the gate equipment and electrical was also being installed at the same time and the gate installers had to leave the job site because everything was now filled with water.
  - Then they had to vacuum out the water and let it dry for a while.
  - Then the gate installers came back and installed all gates and equipment. But the gear box to the EXIT side didn't work. So, they ordered another one which took 3 weeks.
  - Then they installed the new gear box and we found that the loop on the EXIT side was now not working so it took them another few weeks to get time to come back and cut into our new asphalt to install a new one.
  - They came back a few weeks later to fix the loop and now the GUEST arm will not go up and they told me they will be back 10/21 to fix that. Hopefully the rest of the equipment doesn't fail and we can finally open up all lanes.
  - Signs will also be installed in the next week or so.
2. I have continued to work with the attorney regarding the CCR revisions.
3. Update and review collection agency accounts. Track Civil Court action and monitor judgement award activity.

4. I worked on the Reserve Study with Eric for this years update.
5. Keith and I had our emails hacked and found other people in the area also had their emails hacked.
6. Preparing Annual Meeting information and ballots ready to be sent out November 4<sup>th</sup>, 2020.

**COMPLIANCE COMMITTEE:**

The Board reviewed the Compliance Summary Report.

**COMMUNITY CENTER COMMITTEE:** No Report

**EPPOC:** No Report

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

The Committee discussed Welcome Committee ideas, gave GM a Wish list for 2021, set up a Halloween golf cart parade with decorated carts and they will be driving through the community handing out candy. The committee is also getting ready for Christmas decorating around Forest Meadows.

**ROADS, & TRAILS, COMMITTEE:** No Report

**ARC COMMITTEE:** No Report

**DIRECTOR REQUESTS:**

Soraya reminded everyone of the Halloween cart parade on October 31, 2020.

**VRBO UPDATE:**

A letter will be sent out to all owners regarding the new laws of Short-term Rentals for 2021 in the next few weeks.

**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 7:05 p.m.

Submitted by,



Debbie Shipman, CCAM  
General Manager