

**REGULAR MEETING MINUTES  
FOREST MEADOWS OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
Via Zoom Meeting  
November 23, 2020**

**OPEN SESSION**

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

**ATTENDANCE:**

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

**APPROVAL OF MEETING MINUTES:**

Davis moved to approve the Regular Session Minutes of October 19, 2020, as corrected: The motion seconded and carried 5/0.

**CORRESPONDENCE:** There was no correspondence.

**PRESIDENT'S REPORT:**

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

**On October 14, 2020,** the Board of Directors met in Executive Session to review and sign the 2019 tax returns.

**FINANCIAL REPORT:**

**July 31, 2020 Interim Financials**

Blair reported the balances and transactions on each of the HOA accounts. The balance as of October 31, 2020 on the Operating Fund is \$601,448.30 and the Reserve Fund is \$883,748.52. Blair moved to accept the Interim Financial statements as presented. The motion was seconded and carried 5/0.

Davis moved to approve the quarterly transfer of \$100,000.00 into the Reserve Account. The motion was seconded and carried 5/0.

**MANAGER'S REPORT:**

GM Shipman gave an update on the progress of the gate and the difficulties the company is having getting the parts to complete the job.

October/November 2020

Continued to work with the attorney regarding the CCR revisions and other issues

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

Finalized the updated 2021 Reserve Study

Finalized the 2021 Budget

Prepared the 2021 Annual Report & Summary of Disclosures, they will go out by the end of November

Worked with CPA to finalize items regarding the accounting and tax returns

**COMPLIANCE COMMITTEE:**

The Compliance report was accepted as presented.

**COMMUNITY CENTER COMMITTEE:**

Klaus Hofmann presented a slide presentation on the update the committee has made and the progress with the due diligence. There are still items that need to be inspected and reviewed to complete the report they will present to the Board and then the community.

**EPPOC:**

Davis reported that CCWD has received funding to go to electronic meter reading and from FEMA to replace the water tower on Heather Dr.

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

Davis reminded owners of the Zoom meeting on December 5, 2020. PP&E will have the holiday home decoration contest again this year, and plan to have a Holiday golf cart parade. More complete details will be sent out to the community.

Fregosi thanked all the participants in the Halloween golf cart parade and all the families along the route for their support. She also thanked Davis for all his time on the Board and his dedication to the community.

**ROADS, & TRAILS, COMMITTEE:**

Davis announced that the committee will meet in February to start the evaluation of all roads.

**ARC COMMITTEE:**

Davis reported that a long list of items have been completed. He thanked Deanna Ghirardelli for staying on top of the new requests for the committee.

**DIRECTOR REQUESTS:**

There were no requests at this time.

**SHORT TERM RENTAL UPDATE:**

Haught reported that a letter will be sent to all homeowners regarding the new Rules & Regulations for Short-term Rentals along with a revised Fine Schedule for a 28-day review for comments before it is adopted.

**OPEN FORUM**

President Haught was 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 6:50 p.m.

Submitted by,



Gini Madison  
Secretary