

OPEN MEETING AGENDA
FOREST MEADOWS OWNERS ASSOCIATION
BOARD OF DIRECTORS
August 24, 2021 – 6:00 pm

OPEN SESSION
VIA Zoom Meeting

CALL TO ORDER: Sharon call the meeting to order at 6:00 p.m.

ATTENDEES:

Sharon Ritchie, Mike Benapfl, Frank Ross, Allen Dodson, Eric Davis, Darcie Leone, Herb Pike, and (GM) Debbie Shipman.

APPROVAL OF MEETING MINUTES:

Mike Benapfl moved to approve the June 28, 2021, Motioned seconded by Herb Pike. Passed 3/0 Abstain 3 (new board members did not attend last meeting)

PRESIDENT'S REPORT:

On June 14, 2021, the Board of Directors met in Executive Session to approve the May 10, 2021 Executive Session Minutes; held a hearing for an owner; approved a payment plan from an owner in collections, and reviewed the Aging Summary report.

On July 6th, 2021, the Board of Directors met in Executive Session to approve the June 14, 2021 Executive Session Minutes, discussed next steps for the VIP inspections; conducted the GM annual evaluation; and reviewed the Aging Summary report.

On July 15, 2021, the Board of Directors met in Executive Session to change signers on all of the association bank accounts; selected meeting dates; collected new Board member contact information.

On July 29, 2021, the Board of Directors met in Executive Session to hold all VIP hearings for those owners who did not comply with VIP standards.

MANAGERS REPORT:

Debbie reported on the status of several projects.

- Received CC&R's draft for review
- Byers is working to install Gallery generator
- TOPS launch/training is ongoing
- Call Box repairs ongoing
- Conducted 3 employee reviews
- Still working with PG&E regarding ongoing issues due to work done on power systems within FMOA

- Reserve Study is pending
- Attended 2-day HR seminar - new regulations regarding Covid and Smoke in the workplace
- Monument sign repairs/refurbishment presented and approved
- Hired new employee for office staff

FINANCIAL REPORT:

Eric presented our current financial situation. We are doing very good and are in excellent condition.

Eric moved to approve the July 31, 2021 - Interim Financials. Motion seconded by Herb. Passed 6/0

Eric moved to approve the April-July 2021 Variable Income Transfer to reserve Account in the amount of \$24,184.22. Motioned seconded by Darcy. Passed 6/0

Eric moved to approve the 2nd Qtr. Reserve Transfer from the Operating Account to the Reserve Account in the amount of \$105,000. Motioned seconded by Allen. Passed 6/0

EPPOC:

Eric Davis provided an update on EPPOC August 2021 meeting. Water Towers (Heather Dr. and Larkspur Ct) within FMOA are set to be replaced in 2022 by CCWD.

PARKS, POOLS, & EVENTS COMMITTEE:

July 6, 2021 Meeting Minutes were submitted by last year's committee chair. Committee has been disbanded.

VIP INSPECTION RESULTS:

Frank reported final 2021 VIP inspection results. Results will be posted to website.

- Total Number of Parcels Inspected: 726
- Number of Improved Parcels Inspected: 581
 - 1st Inspection - Pass: 390 Fail: 190
 - 2nd Inspection – Pass: 189 Fail: 1
 - Referred 1 to Board
- Number of Unimproved Parcels: 145
 - 1st Inspection - Pass: 54 Fail: 92
 - 2nd Inspection – Pass: 84 Fail: 8
 - Referred 8 to Board

ARC COMMITTEE:

Mike reported on the status of ARC

- Lots of home improvements going on (painting, repairs, landscaping, generator installation)

ROADS & TRAILS COMMITTEE:

Mike reported on the status of our Roads Road striping is all that's left for 2021 work.

FORMATION OF NEW COMMITTEES:

Internal Board/Staff: Communications (Darcie), Short Term Rentals and Enforcements (Herb), and Projects (Sharon)

Open 2021/22 Committees: ARC (Liaison: Eric Davis), Roads (Liaison: Mike Benapfl), Compliance (Liaison: Allen Dodson), Fire Mitigation/VIP (Liaison: Frank Ross), Community Events (Liaison: Darcie Leone), EPPOC (Liaison: Sharon Ritchie)

Allen moved to approve committees as presented, Eric Seconded...Passed 6/0

CCR's STATUS OF UPDATES:

Draft will be reviewed by board in September 2021. Goal is to hold vote and gain approval by Dec 2021.

WEBSITE UPDATES & IMPROVEMENTS:

Frank reported on status of changes to Website. Goal is to simplify the navigation and reduce duplication of information. Information will be focused on Public Information and Owner Information. Renters will be pointed to the owner of their property for information. E-Blast can continue to Renters.

If you are having email issues receiving FMOA e-blasts, please contact the office immediately.

ADJORNMENT: 6:53pm

Submitted by:



Frank Ross
Secretary