

**OPEN MEETING AGENDA  
FOREST MEADOWS OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
October 26, 2021 – 6:00 pm**

**OPEN SESSION  
VIA Zoom Meeting**

**CALL TO ORDER** –Sharon called the meeting to order at 6:01 p.m.

**ATTENDANCE:**

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

**GUEST SPEAKER** – Mike Johnson (Ebbetts Pass Fire Chief) – Paramedic & Ambulance Services  
Mike Johnson reviewed what costs and services are included in our property taxes. He also described process of having to call an air ambulance.

- Paramedicine (top tier of 911 call process) \$39 per year; funds a Paramedic on a fire engine.
- Ambulance Station 3 - \$274 per year - 2 full time ambulances with Paramedics
  - Performance: average time to FMOA ~11 minutes or less
  - No cost to use service when using EPFD
- Air Ambulance Services
  - Not part of EPFD and are billed independently
  - Doctors define the type of needed transport based on condition of patient
  - PHI (\$45) and Air Med (\$65) are the two services that provide services
  - If you have signed up for services, there are no additional costs for transport
  - America Legion Ambulance has their own services and costs...covers outside of EPFD

**APPROVAL OF MEETING MINUTES:**

- Eric moved to approve the September 28, 2021 (Open Board Meeting Minutes); Mike seconded; Passed 7/0

**PRESIDENT'S REPORT**

On October 12, 2021, the Board of Directors met in Executive Session to approve the September 21, 2021 Executive Meeting Minutes; discussed the Security and Parking guidelines; discussed fuel reduction on Laurel; Short-term Rental update on violation letters; reviewed the Aging Summary

On October 21, 2021, the Board of Directors met in Executive Session to review the 2021 Budget; review 2020 Taxes; fire mitigation project on Laurel.

**MANAGERS REPORT:**

Debbie reported on the month's activities...

- Received 2<sup>nd</sup> draft of revised CC&R's - Next steps - 1 more Board review then mail out CC&Rs to residents
- Pool repairs have been delayed...waiting for new commit from vendors
- Monument Sign: Install planned for Dec 14
- Clean out drains being installed at Hilltop
- Waiting for contractor to install new fencing around Hilltop Kiddy Play area
- Working to transition to TOPS in the office
- PG&E pulled away from FMOA (working to complete project finishing work within FMOA) due to storm. Contact office if you have concerns
- Attended large scale summit (ongoing training) regarding Fire Mitigation
- Worked on Budget and Reserve Study
- Started working on Annual Disclosures required by law
- Completed 1 employee review
- Gallery Generator install has been delayed due to inventory shortage. Working to reschedule.

#### **FINANCIAL REPORT:**

Current Account Balances: Operating Funds: \$483,944 - Reserves: \$862,440

Eric presented our September 30, 2021 - Interim Financials –

- Eric moved to approve; Darcie seconded; Approved 7/0

Approval of the 4<sup>th</sup> Quarter Reserve Transfer of \$105,000 –

- Eric moved to approve; Herb seconded; Approved 7/0

2021 Taxes were approved and filed.

#### **APPROVAL OF THE FINAL CCR'S DRAFT:**

Moved to a future meeting. Board still waiting for final draft.

#### **APPROVAL OF 2022 BUDGET**

Motion is to approve a 4.1% (\$76 annual) Dues Increase

- Eric moved to approve; Allen seconded; Approved 7/0
- Fire Insurance, Repair Costs, and Fire Mitigation work are main drivers of increased costs

#### **APPROVAL OF 2022 RESERVE STUDY**

- Eric moved to approve the Reserve Study (that was just completed and is effective Jan 1, 2022); Mike seconded; Approved 7/0

#### **ARC COMMITTEE:**

Eric presented highlights of the ARC meeting minutes.

#### **COMMUNITY EVENTS COMMITTEE:**

Darcie presented that we now have 12 committee members. Cindy Jewel will be the Committee Chair. Work has just started and the group is excited to get to work. If you would like to help, please contact the committee.

**FIRE MITIGATION COMMITTEE:**

Frank presented overview of planned work (7.5 acres of FMOA owned landed). Mastication will begin when conditions are right. Contract being worked by Debbie. Additional money was added to next year's budget. Work continues to expand inspections to meet the new normal of year-round fire danger.

**COMPLIANCE COMMITTEE:**

Allen presented compliance committee updated status. Work continues removing dead trees and the situation of improper parking of trailers is improving.

**COMMUNICATIONS COMMITTEE:**

Darcie reported on progress of website updates.  
Will be adding a Project Page within the website to facilitate better Project Status updates.  
Survey is still on the list of things to do.

**SHORT-TERM RENTAL COMMITTEE:**

Herb reported work continues on following up on those properties in violation of our Short-Term Rental policy.

**ROADS & TRAILS COMMITTEE:**

Mike reported 2021 spending came in under budget and Black Diamond has the 2022 road repair plan.

**EPPOC:**

Eric reported on the latest EPPOC meeting. CCWD requesting a 15% reduction in water usage. Please visit EPPOC.org for additional information.

**OWNER INSTALLED SIGNS ON LUPINE:**

Proposal is to make this a Roads Committee issue and to talk to the owners. Speed and safety concerns are driving the issue.

**Meeting adjourned at 7:52pm by Sharon**

Submitted by



Frank Ross

Secretary