

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

**August 23, 2022 – 6:00 pm  
Meeting held via ZOOM**

**CALL TO ORDER:**

Darcie called the meeting to order at 6:00pm

**ATTENDANCE:**

Frank Ross, Eric Davis, Allen Dodson, Herb Pike, Darcie Leone, Karin Silcox-Baker, Dave Stormont and David Gauvin (GM)

**EXECUTIVE MEETING MINUTES:**

Allen moved to approve the June 28, 2022 Open Board Meeting Minutes; Eric seconded; Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Abstain, Dave Stormont-Abstain [Passed-5 Absent-0 Abstain-2]

Allen moved to approve the July 23, 2022 Open Board Meeting Minutes; Eric seconded; Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Yes, Dave Stormont-Yes [Passed-7 Absent-0 Abstain-0]

July 10, 2021 did not have a quorum of the members so only notes will be available.

Allen moved to approved the July 23, 2022 Annual Meeting Minutes; Eric seconded; Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Abstain, Dave Stormont-Abstain [Passed-5 Absent-0 Abstain-2]

**PRESIDENT'S REPORT:**

- The Board set a schedule of Board meetings that will be made official at this meeting.
- The Board prepared a slate of committees and Board Liaison assignments that will be made official at this meeting.
- Architectural drawings for a proposed replacement for the Tennis Court Bathroom is being finalized.
- Phase II of the asphalt sealcoating project is underway as of this writing and will be completed on August 19th.
- Angels Sewer and Drain replaced the deteriorated sewer line from the Hilltop Bathroom to the sewer.
- VIP Program violation hearings have been scheduled for approximately 80+ Lots that have not completed the required level of maintenance.
- New Board Orientation has been completed.

- Association Reserves, a well-regarded reserve study preparer, will undertake a comprehensive, full inspection and study of the FMOA reserves components and funding needs. The work will result in an all-new Reserve Study report and will get underway on August 25th.
- The 2023 Budget process has been started. The Treasurer will provide an update this evening. The intent is to approve the Budget at the Board Open Meeting in October 2022.
- The Staff Realignment Study is underway. Resulting recommendations will be presented to the Board.
- Reviewing options for new parking lot lighting fixtures at the pools parking areas.
- The FMOA vendor base has been bolstered with the addition of a 2nd swimming pool contractor and a 2nd asphalt / sealcoating firm. We now plan to identify landscape contractors that can bolster our maintenance capabilities.
- DKR Design Group has been contacted to discuss an existing plan for landscape improvements at the area at the rear of the Gallery.
- A weekly walk through of the amenities and other common areas will be conducted with the operations manager. A punch list will be created, and responsibilities assigned.
- Gold Electric continues with the install of the generator at the Gallery.
- Forest Meadows 2022 Bi-Annual Garage Sale

The Forest Meadows bi-annual Garage Sale is fast approaching. This year the date is Saturday, September 3rd, from 8:30 to 2:00. A minimal fee of \$15.00 will be assessed for the placement of advertising in the local newspaper, as well as printed maps. A community map with a list of participating residents will be available at the entrance gate beginning at 8:00. Start digging through your boxes and decide what you really don't need. This is a great opportunity to get rid of the stuff cluttering up your house and garage! If you would like to participate, complete the application. [Click here](#) for the application or you can pick one up in the office. The deadline for the application is August 26th. This is your only chance to rid yourself of unwanted items. No private garage sales are permitted within the Forest Meadows community, so this is your last chance until 2024.

### **BOARD ACTIONS:**

Board Meeting Calendar: Current schedule has been posted to our website and remains the same as 2021. Note: The board is aware of community member activity conflicts.

Eric moved to approve the 2022 Board Meeting Schedule; David seconded.

Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Yes, Dave Stormont-Yes [Passed-7 Absent-0 Abstain-0]

### **COMMITTEES**

#### **ARC**

Committee Chair: Mike Benapfl

Liaison: Eric Davis

### **Road & Trails**

Allen moved to create a Roads & Trails committee; Eric seconded;  
Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Yes, Dave Stormont-Yes [Passed-7 No-0]  
Committee Chair: Mike Benapfl  
Liaison: Dave Stormont  
Board Member: Eric Davis

### **VIP/Compliance**

Allen moved to create a VIP/Compliance committee; Eric seconded;  
Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Yes, Dave Stormont-Yes [Passed-7 No-0]  
Committee Chair:  
Liaison: Frank Ross  
Board Member: Allen Dodson  
Member: Gail Woznak

### **Communications**

Allen moved to create a Communication Committee; Eric seconded;  
Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Yes, Dave Stormont-Yes [Passed-7 No-0]  
Committee Chair:  
Liaison: Darcie Leone  
Board Member: Karin Baker  
Board Member: Herb Pike

### **Events**

Darcie moved to create an Event's committee; Eric seconded;  
Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Yes, Dave Stormont-Yes [Passed-7 No-0]  
Committee Chair:  
Liaison: Karin Silcox-Baker

### **GM Support Ad-Hoc Committee**

Frank moved to create an GM Support Ad-Hoc Committee; Allen seconded;  
Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Yes, Dave Stormont-Yes [Passed-7 No-0]  
Committee Chair:  
Liaison: Frank Ross  
Board Member: Karin Baker  
Board Member: Darcie Leone  
Member: Sharon Ritchie

## MANAGERS REPORT

- The Board set a schedule of Board meetings that will be made official at this meeting.
- The Board prepared a slate of committees and Board Liaison assignments that will be made official at this meeting.
- Architectural drawings for a proposed replacement for the Tennis Court Bathroom is being finalized.
- Phase II of the asphalt sealcoating project is underway as of this writing and will be completed on August 19<sup>th</sup>.
- Angels Sewer and Drain replaced the deteriorated sewer line from the Hilltop Bathroom to the sewer.
- VIP Program - Violation hearings have been scheduled for approximately 80+ Lots that have not completed the required level of maintenance.
- New Board Orientation has been completed.
- Association Reserves, a well-regarded reserve study preparer, will undertake a comprehensive, full inspection and study of the FMOA reserves components and funding needs. The work will result in an all-new Reserve Study report and will get underway on August 25<sup>th</sup>.
- The 2023 Budget process has been started. The Treasurer will provide an update this evening. The intent is to approve the Budget at the Board Open Meeting in October 2022.
- The Staff Realignment Study is underway. Resulting recommendations will be presented to the Board.
- Reviewing options for new parking lot lighting fixtures at the pools parking areas.
- The FMOA vendor base has been bolstered with the addition of a 2<sup>nd</sup> swimming pool contractor and a 2<sup>nd</sup> asphalt / sealcoating firm. We now plan to identify landscape contractors that can bolster our maintenance capabilities.
- DKR Design Group has been contacted to discuss an existing plan for landscape improvements at the area at the rear of the Gallery.
- A weekly walk through of the amenities and other common areas will be conducted with the operations manager. A punch list will be created, and responsibilities assigned.
- Gold Electric continues with the install of the generator at the Gallery.
- Review the Maintenance Report
- Announce the number of Work Orders received, and how many are closed.
  - 163 opened issues; 145 completed
- Review the Projects Status Report.
- **Forest Meadows 2022 Bi-Annual Garage Sale**  
The Forest Meadows bi-annual Garage Sale is fast approaching. This year the date is Saturday, September 3<sup>rd</sup>, from 8:30 to 2:00. No private garage sales are permitted within the Forest Meadows community, so this is your last chance until 2024.
- Swimming pool operations schedule will be evaluated week to week with an expectation to keep the pools as long as we can.

## **FINANCIAL REPORTS:**

Operation Fund: \$ 810,191.67

Reserves Fund: \$488,197.25

Eric moved to approved the (unaudited) interim Financials dated July 31, 2022; Darcie seconded; Frank Ross-Yes, Eric Davis-Yes, Allen Dodson-Yes, Herb Pike-Yes, Darcie Leone-Yes, Karin Silcox-Baker-Yes, Dave Stormont-Yes [Passed-7 Absent-0 Abstain-0]

2023 Budget Board discussions have started.

## **ARC**

Eric presented a brief update

## **COMMUNITY EVENTS COMMITTEE:**

This year the date is Saturday, September 3rd, from 8:30 to 2:00. More than 15 households are already signed up. 1<sup>st</sup> meeting this coming Thursday (Aug 25) at 3pm at Hilltop.

## **VIP COMMITTEE**

Frank presented a brief update

## **COMMUNICATIONS COMMITTEE**

Darcie provided a brief update

- Please send inquiries to the entire board and not to specific board members.
- Please sign up for eblast communications...it's a great way to stay current and informed

## **ROAD & TRAILS COMMITTEE**

David provided a brief update

## **EPPOC Update:**

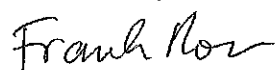
Eric presented an update from the latest EPPOC meeting.

## **Open Forum:**

6 residents presented during the meeting

Meeting adjourned at 7:28pm

Submitted by



Frank Ross

Board Secretary