

**OPEN MEETING AGENDA  
FOREST MEADOWS OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
September 27, 2022 – 6:00 pm**

**OPEN SESSION - Via Zoom Meeting**

**CALL TO ORDER:**

Darcie called the meeting to order at 6:01pm

**ATTENDANCE:**

Frank Ross, Eric Davis, Sharon Ritchie, Darcie Leone, Karin Silcox-Baker, and Dave Stormont. Allen Dodson and David Gauvin (GM) did not attend.

**APPROVAL OF MEETING MINUTES:**

Eric moved to approve the August 23, 2022 Board Open Session and August 29, 2022 Special Open Meeting Minutes; Darcie seconded;

Frank Ross- Yes, Eric Davis- Yes, Sharon Ritchie- Abstain, Darcie Leone -Yes, Karin Silcox-Baker- Yes, Dave Stormont- Abstain [Passed 4 Abstained 2]

Dave raised the issue of not including any details within our Open Forum on our meeting minutes.

**GUEST SPEAKER:**

Laurie Plautz (Calaveras County Resource Conservation District) presented an update regarding Fire Mitigation work in and around FMOA.

**PRESIDENT'S REPORT:**

- The CPA 2021 financial review continues and will be completed in the coming weeks.
- The Board appointed a candidate to fill an unexpired term on the Board due to a director resignation.
- Architectural drawings for a proposed replacement for the Tennis Court Bathroom have been finalized. Costs are being sought. This is a budget consideration for 2023.
- Phase II of the 2022 asphalt sealcoating project has been completed. FMOA will work to utilize what has been learned during the project and to update and make better the specifications and contract format that will be used for coming projects.
- VIP Program violation hearings have been completed and Hearing Result letters have been mailed.
- Association Reserves, a well-regarded reserve study preparer, has begun the work to produce a comprehensive study of the FMOA reserves components and funding needs.
- The 2023 Budget process continues, and an update will be provided later in this meeting. The intent is to approve the Budget at the Board Open Meeting in October 2022.
- The Staff Realignment Study work continues. Resulting recommendations will be presented to the Board.
- The install of the new electricity generator at the Gallery has been completed.

- Forest Meadows 2022 Bi-Annual Garage Sale was a success. Thank you for all that participated and cooperated.
- The Board-approved schedule of Board Meetings can be found on the website.
- The Board approved a slate of committees and Board Liaison assignments.
- The Board reviewed Allied Trustee Services assessments collections recommendations.
- Hilltop Picnic Tables and Basketball Hoop have arrived and have been installed.
- Pool furniture will be power washed and stored for the winter.

### **BOARD ACTION**

Frank moved to accept the Compliance/VIP Committee Mission Statement; Eric seconded;  
 Frank Ross- Yes, Eric Davis- Yes, Sharon Ritchie- Yes, Darcie Leone -Yes, Karin Silcox-Baker- Yes,  
 Dave Stormont- Yes [Passed 6/0]

### **MANAGERS REPORT:**

- The CPA 2021 financial review continues and will be completed in the coming weeks. Financial reports and other support documents have provided to the CPA.
- Architectural drawings for a proposed replacement for the Tennis Court Bathroom have been finalized. Additional sets of plans have been obtained that can be used to submit the plans for review of the county. Costs are being sought for constructing the project. This is a budget consideration for 2023.
- Phase II of the 2022 asphalt sealcoating project has been completed. A final fully release of lien has been obtained prior to final payment. Management identified an error in the final invoice and had it resolved prior to releasing payment. FMOA will work to utilize what has been learned during the project and to update and make better the specifications and contract format that will be used for coming projects.
- VIP Program violation hearings have been completed and Hearing Result letters have been mailed.
- Association Reserves, a well-regarded reserve study preparer, has begun the work to produce a comprehensive study of the FMOA reserves components and funding needs. The report first draft is expected soon and will require a fine-tooth-comb review.
- The 2023 Budget process continues, and an update will be provided later in this meeting. The intent is to approve the Budget at the Board Open Meeting in October 2022.
- The Staff Realignment Study work continues. Resulting recommendations will be presented to the Board.
- The install of the new electricity generator at the Gallery has been completed and the unit has been tested successfully. Covers for propane tanks are in process.
- Forest Meadows 2022 Bi-Annual Garage Sale was a success. Thank you for all that participated and cooperated.
- The Board-approved schedule of Board Meetings can be found on the website.
- The Board approved a slate of committees and Board Liaison assignments.
- The Board appointed a candidate to fill an unexpired term on the Board due to a director resignation.
- Allied Trustee Services collections recommendation. File #22-10271. Client Acct. 200035. The Board approved to take civil action in Superior Court to collect past due amount.
- Allied Trustee Services collections Activity. File #20-12065. Client Acct. 100009. The Board approved to delay Trustee Sale pending a Collectability Study.
- The Board approved the Comcast Modification to "Agreement" that is required by a change to law.

Graduated or tiered revenue sharing is prohibited.

- FMOA Common Area Use Application and Agreement. The board reviewed the proposed legal document and is waiting on confirmation from Brad Epstein that we have the correct final version. We also requested that we remove the pool limits described in this agreement that are also (currently) listed in our *Guide to Rules, Regulations, and Services*. Board Approved July 17, 2018.
- Backlog of maintenance issues on trails and easements is almost done.
- We just hired a 4<sup>th</sup> Maintenance person and are now fully staffed in the Maintenance area.

## **FINANCIAL REPORT:**

### Bank Account Balance Report:

Operating Funds: \$ 600,189.48

Reserve Funds: \$ 459,587.16

Eric moved to approve the August 2022 - Interim and unaudited Financial Reports; Frank seconded; Frank Ross- Yes, Eric Davis- Yes, Sharon Ritchie- Yes, Darcie Leone -Yes, Karin Silcox-Baker- Yes, Dave Stormont- Yes [Passed 6/0]

Eric presented the latest Aging Summary Report

Eric presented a 2023 Budget Update

## **ARC COMMITTEE:**

Eric presented an update for the Committee

## **COMMUNITY EVENTS COMMITTEE:**

Karen presented an update for the Committee. Rebecca Cox is the Chairperson.

Look to the FMOA weekly e-blast for future event details

## **VIP/COMPLIANCE COMMITTEE:**

Frank reviewed the highlights for the August Code Compliance Report and the results of the final VIP process.

## **COMMUNICATIONS COMMITTEE:**

Darcie presented a brief update for the Committee.

## **ROADS & TRAILS COMMITTEE:**

David presented an update for the committee

2023 Road Work Wish-list reviewed as possible work projects

(The following note was made by Treasurer)

- Pave the courts and two dead end streets... \$ 80,000
- Pave Lower Sugarbush or Lupine... \$200-250,000

**EPPOC:**

Eric reviewed the draft meeting minutes for September 2022

**DISCUSSION:** Hilltop – Meadowview IT Upgrade

Frank presented the proposed IT solution for both pool locations.

**OPEN FORUM:**

4 owners spoke during this session.

**ADJOURNMENT:**

Meeting was adjourned at 7:47pm.

Submitted by



Frank Ross  
Board Secretary