

Forest Trails Home Owners Association
Annual Meeting Minutes
April 23, 2013

Meeting Call

1st meeting call at 7:00pm.

2nd meeting call at 7:02pm.

3rd meeting call at 7:03pm; 35 present + 15 proxies, quorum met.

Reports of Officers:

- 1) ACC changed roofing weight
- 2) Burglaries / home invasions still a problem; police response is still non-existent.
- 3) Issue with renter not maintaining landscaping
- 4) A mailbox was run over and fixed with bolts
- 5) Website management changed and saved \$50.00
- 6) Facebook site does not have a lot of traffic. Estimated 1- 2 posted per month
- 7) Homeowner brought up issue that they are emailing HOA email address and are not getting responses.

Budget:

- 1) **Dues will remain at \$125 per year per lot. (amended 8/8/13 by CBSmith-was \$125 per month)**
- 2) A reserve fund study will be completed to determine how much reserves need to be in the HOA budget in order to be compliant with the law.
- 3) Replacement fencing along 192nd will be put on hold as HOA will seek legal advice on ownership of fence (i.e. homeowner or HOA).
- 4) Once the reserve study is completed and legal advice is obtained, if an additional meeting needs to be called during the year that will require an increase in dues prior to 2014, a notification will be sent to all homeowners.

Elect Members:

- 1) Election of members of the Board of Directors for the ensuing year for the positions of Secretary and ACC At large. Added an Assistant Treasurer and one new ACC member. In addition, many represented at the meeting requested that ACC take a non-policing approach when communicating with homeowners. Would like ACC to develop positive relationships with homeowners. Board explained that it is the homeowner's responsibility to notify the Board of issues with neighbors so Board may assist in resolving matter. It was suggested that a Newsletter be sent to both renter and owner regarding maintenance of landscaping and expectations of how lots should be maintained.
 - a) New Board Members*
 - i) Mark Smith – ACC At Large
Mark@MarkASmith.us
206.910.1886
 - ii) Conrad Smith – Secretary
Conrad.B.Smith@Boeing.com
253.347.4611
 - iii) Robert Burnett – Assistant Treasure
Reburnette2@Comcast.net
206.595.8699
 - b) New Volunteers*
 - i) Mariann Khaleher – ACC Committee Member

*Nominations motioned, seconded, and approved unanimously.

Fencing Along 192nd:

- 2) Decision to replace fence has been deferred in an effort to seek legal counsel to determine ownership of the fence.
- 3) Suggestion made to install black chain link fence on the HOA portion. Rational is that it is difficult to graffiti and many new development are using this type of fencing.

Adjourned: 8:30pm