

Forest Trail Home Owners Association

Annual Meeting Minutes

April 29, 2014

Meeting Call

1st Meeting call at 7:00 pm

2nd Meeting call at 7:01 pm

3rd Meeting call at 7:02 pm; 30 Present, quorum met

2013 Minutes

Read and approved – no discussion

Introduction and Reports of Officers

- 1) Robert Burnett is stepping down as Assistant Treasurer
- 2) ACC needs volunteers

Presentation/Discussion on 2014 Budget

- 1) The budget will be increased by 5% to cover expenses – no dues increase necessary
- 2) Floor question on costs for projects – Board response is that we always get bids rather than just choosing a contractor outright

- 3) Floor question on landscaping costs/bids, since cost went up this year – Increase is only 5% and our landscaper is doing a good job. Opening things up for bid might cause more of an issue than it will solve.
- 4) Increased maintenance on the fence – costs need to be defined and controlled
- 5) Past due balances – Only one house with an issue – situation is being handled
- 6) To ensure we comply with state law, a reserve study is underway to make sure we have enough funds to meet requirements
- 7) Budget approved (7:20pm)

ACC Report

- 1) Letters were sent out last year to 22 homeowners concerning home upkeep issues. 18 issues resolved, four still outstanding. Primarily items on yard, paint, roofing or trailers.
- 2) Requested that homeowners use the hotline to pass on their concerns to the ACC so we have something on file to refer to, rather than word of mouth.
- 3) Roofing data needs to be updated
- 4) No current major issues
- 5) Five individuals volunteered to join ACC

Election of Officers/ACC – Current Board members re-installed, plus the five new ACC members

Old Business – New fence has been installed on 192nd.

New Business

1. Wood portion of new fence needs to be sealed. To defray cost of sealed/treated wood, Board is considering getting a work party together this summer to seal the fence ourselves. The approved budget increase will defer the cost of material.
2. Proposed addition of four new 'No Soliciting' signs at entrances to development to help define the Forest Trails boundaries and possibly slow down some types of solicitors. General vote of homeowners was in support of pursuing the matter
3. A plan to add security lighting to illuminate the new fencing section on 192nd was discussed. There is very little lighting on that portion of 192nd, and visibility during the winter months is poor. Discussion was held, and while the installation cost is \$2000, it is a one-time expense, and the monthly bill, when distributed across the subdivision, is minimal. A general vote was taken and received approval. Final point was raised to ensure that discussions were held with homeowners possibly affected by the new lights, concerning whether they might be impacted by the light from the new installations.
4. At the current time, the HOA has had little leverage to act in response to issues occurring in the green belt, as that area is controlled by the county. The possibility of developing a Management Plan for the Public Areas was brought up that might provide the HOA with tentative authority, provided by the county, to handle issues of tree trimming, invasive plants, tree removal and other items, as long as such activities allowed the HOA to remain within budget. The idea of a Green Belt Committee was brought up and any homeowners that might be interested were asked to contact the Board.

General Discussion

- 1) A question was raised about an issue raised several years ago concerning traffic on 133rd Ave SE. The information brought forward from other homeowners is that the county has neither the funds or other resources to manage this problem, and when the county did take a look, 133rd Ave SE did not meet the minimum criteria.
- 2) Another issue concerned the heavy trucking present at all times of the day and night on the upper section of 133rd Ave SE that was related to the farm located to the West of the development. Other than putting up some signage requesting that the drivers be more cautious due to the presence of children and the development in general, not many options seem to exist.

New ACC volunteers provided their email information to the Secretary

Meeting adjourned at 8:20pm

Conrad B. Smith

FTHOA Secretary.