

Forest Trail Home Owners Association

Annual Meeting Minutes

April, 2015

7:18 4th call quorum reached 22 people

Waive last year's meeting

1st Schmitt, 2nd Gen, motion's stated

Budget:

- Continue to collect due
- Cotton wood tree service expenses
- Special detailed expense mailed ahead of time
- Reserve study will be worked into Board schedule

ACC: 7 members

- 15-20 painting requests last year
 - o Few started before request submitted
- Roofing requirements: shake originally
 - o Amended to composite 380 -> 330 -> not published any longer
 - o Requirements removed from website
- Report to ACC (HOA contact) any unusual colors
- Database can be used to better manage
- 1 week is required (website says 1 month) for regular paint job, big renovation or expansion projects will be longer

Dues:

- 1 house 3-4 years past due and few ones 1 year past due
- Lien on property versus on people
- Recuperate dues thru escrow contacting HOA
- 14 months late for 2 year dues before lien apply for 2015
 - o 1st Schmidt, 2nd Bob

Board:

- Board reelected for one more year
 - o 1st Bob, 2nd Schmidt

Fence:

- 192nd street fencing replaced
- 2 damaged happened: chain-link and the wood section
 - o Small claim court to recuperate the fixing court
- President's family got paid to stain it

Security Light:

- LED and write to all neighbors adjacent to street where light would be added

County Roads: (Don presented)

- 30 years old, cul-de-sac are tier 4, neighbor road tier 5
- T4, 5 revert to gravel? Contact the county
- But this is it, County has nothing available for repair
- 16.2% of taxes goes to road county division
- Go to meeting with county 5/8

Bylaws:

- Article 7: 70 homeowner garbage can oversight, 1/3 is not doing it.
- Please refer to the spreadsheet from the board assessment
- Act: Board is looking at enforcement and remainder
 - o 80/20 rule → focus on the lower 20%

Adjourned 8.30