

Forest Trails HOA 2016 Annual Meeting
May 24th, 2016

Call to Order – 7:15pm

Call for Quorum

7:15 – first call (123 owners req'd) – Failed

7:16 – second call (63 owners req'd) – Failed

7:17 – third call (33 owners req'd) – Successful

Motion to approve minutes (provided before meeting), Seconded, Passed by acclamation

Reports of Officers –

Hughes Bertrand – Reserve Study – Based on initial review we have about 50% coverage. Best path forward is to get legal review to determine adequate coverage levels. Currently, primary coverage may extend to mailboxes and the front entrance. There are new state guidelines and we need to understand how they affect our coverage, the timeline of required assessments and the extent of those assessments.

A current overview of our insurance indicates all of our coverages and limits have been renewed, all liens and back charges are paid, and fence damage from the previous year has been covered by the HOA as a loss.

Mark Smith – ACC – Previous paper records are being electronically scanned, we have active email and fax that can go into files as well. There have been some email problems, so consideration being given to asking homeowners to send ACC requests by regular mail as a backup assurance.

Currently seven member on the ACC

For fence work, homeowners need to contact ACC. New fences must match existing. For paint requests, best to provide color samples.

Roof guidelines need to be updated since manufacturers are changing what information is being provided, particularly concerning weight.

Stan Haralson – Pushing landscape contractors to get in line with our guidelines on fences, trees, etc, so we are consistent.

Developing a new committee to provide homeowners with clear and consistent guidelines they can use when keeping up or improving their properties.

National Night Out – Tuesday, August 2nd. The HOA Board is willing to provide funds to support booths and information to be provided at the event.

Shelley Moore – Forest Trails budget indicates no changes in dues and no projected review of required dues amounts until the reserve study is completed and appropriate decisions made.

New Business

Looking into what is required to improve the landscaping and tree removal situation for our subdivision

Make/Update the Forest Trails Facebook page – make it private? Evaluate.

General questions/discussion on speeders, parking, sidewalks and what responsibilities belong to King County.

Look into cooperating and exchanging information with other HOAs for the purpose of sharing approaches and solutions to HOA issues.

Town Hall meeting with Regan Dunn on June 1st

Election of Officers

Amy Alexander (new homeowner) offered to run for Vice Pres.

Hughes Bertrand nominated for President – moved, seconded, approved

Amy Alexander nominated for V.Pres – moved, seconded, approved

Stan Haralson moves from President to HOA Board Assistant as required

Meeting adjourned at 8:20pm

Conrad B. Smith
FTHOA Secretary