

Forest Trails HOA 2017 Annual Meeting
June 6, 2017

Call to Order – 7:06pm by Hughes Bertrand, President

Call for Quorum

7:06 – first call (123 owners req'd) – Failed

7:07 – second call (63 owners req'd) – Failed

7:08 – third call (33 owners req'd) – Failed

7:09 – 4th call (17 owners req'd) – Successful (24 Owners present)

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

Reports of Officers –

Mark Smith – ACC

Most ACC requests are being received on time. Some owners still unaware of the process, but website and NextDoor may help getting the word out. The key is to getting the paperwork in as far ahead as possible, to give the ACC time to respond. Looking for new members. Six voting members currently.

ACC approach is that, over the years, some lots have 'grandfathered' paint or landscaping schemes, but they are the exception. No issues with replacing fences or paint with similar types, but owners should still notify the ACC.

Roof information is not currently on the website as it is in transition, due to changes in information available from manufacturers. The key is to work with the ACC on choices.

While there are no solar panels yet in FT, it was brought up that no HOA can prevent a homeowner from installing them. What the ACC needs is to coordinate any color or supporting structure to ensure consistency.

Painting brings its own set of issues, due to the subjective nature of color itself. It can affect the opinion of neighbors and potential buyers. ACC evaluation of color is not based on the individual preference of the ACC voting members, but considers the neighborhood and overall impression.

Fencing is an issue that affects more than the homeowner installing it. The neighbors affected need to be contacted, with the potential share costs and selection of styles. A six foot fence is considered the minimum. Check with ACC.

Hughes Bertrand – Budget (Acting for Treasurer)

We need a new HOA Treasurer. We have been working with Schram and Associates and the process is generally straight-forward. Hughes went over the current budget, and no dues increases are required. Our reserves are currently about 50% of potential expenses, and that follows State guidelines, though we are looking for clarification, since those guidelines generally seem to apply to condominium projects. Our current assets include the fences and mailboxes, plus the 192nd St entry signs and landscaping.

Landscape Committee – Working to review CC&Rs to ensure their clear and consistent application. Looking for new members.

Reports complete.

7:51 – Proposed budget was handed out when people arrived. Motion and second to approve as presented.

7:53 - With budget data presented, discussion moved to request a volunteer to take over the Treasurer position. The general duties and responsibilities were discussed. Stan Haralson, currently an At Large board member offered to take on the responsibility of Treasurer. Moved/Seconded at 8:00.

Nominations for other Board positions was solicited, along with a quick review of duties. No new nominations were received, and remaining Board members were re-elected by acclimation.

Discussion and request for volunteers to other committees followed, and some homeowners expressed interest in talking with the current committee leads about joining.

Discussion followed concerning use and update of the Facebook page, as well as the benefit seen by getting the word out about the NextDoor application that supported residences in our area.

New Business

Police protection – It has been noted that County patrols are few and far between. When answers were requested, the discussion revolved around issues of a lack of manpower and funding. It may boil down to individual homeowners to be aware of conditions in the neighborhood, and report when something is happening, rather than waiting for someone else to do it.

Street/Entrance lighting – Some discussion was brought up concerning lighting on 192nd Street, but the focus turned to updating the lighting on the entrance sign, due to incidents of vandalism. Lighting that is not as susceptible to vandalism was discussed and alternatives will be looked at.

The final topic was tree replacement and property responsibility. There are trees in the green belt that affect several homeowners, but the question is currently unclear as to just who has responsibility. It seems some County documents indicate that our HOA is responsible, while other documents seem to indicate otherwise. This will be further investigated.

Meeting adjourned at 8:25pm

Conrad B. Smith
FTHOA Secretary