

Forest Trails HOA 2018 Annual Meeting
June 19, 2018

Call to Order – 7:04pm by Hughes Bertrand, President
Call for Quorum

7:06 – third call (33 owners req'd) – Successful (30 Owners present/ 10 proxies)
Motion to approve minutes (provided before meeting), Seconded, Passed by acclamation.

Reports of Officers –

Mark Smith – ACC

18-19 ACC requests for home modifications over the past year, including four who started without ACC approval.

19 new owners this year, and realtor is responsible for ensuring that new homeowner has information on our subdivision, plus providing copy of FT CC&Rs. There is currently a discussion within the Board and ACC about new ways to make sure the homeowner is fully informed about what requires ACC approval.

ACC process is currently very simple, using email to coordinate. For paint, send sample colors by regular mail to FTTHOA.

Same paint, same type fence, garage doors, etc? – No approval needed

Because fences are a common boundary between neighbors, changes to fencing should include discussions between those neighbors to ensure agreement on covering costs. There is no HOA requirement on who pays for what, only that there is agreement. Disputes should be brought to the ACC for adjudication.

Forest Trails HOA has no rules concerning solar panels or satellite dishes, as the setup and use of these are regulated by state and federal statutes.

Landscape lighting – Can be reviewed by the ACC, but ideally is a matter of common sense and consideration for neighbors.

Stan Haralson – Treasurer, Hughes Bertrand

9 lots in arrears for various amounts. Letters are to be sent to the homeowners

There has been a slight increase in the management fee, no change in dues

We have not had major expenditures this past year, and the savings have allowed us to increase our management reserve toward our goal of 70% of expenses. The primary expenses we currently handle are 1) insurance, 2) landscaping and 3) our management company, Schram and Associates.

Miscellaneous expense items are identified as 1) mail box repair/replace costs, 2) 192nd St. entrance brick/wood and 3) fencing on 192nd St.

Call for questions/discussion on Proposed Budget – Approved without changes

Current Board re-nominated and approved for 2018

Conrad B. Smith – Secretary FTTHOA

Board Activity –

Board is working to improve interactions with homeowners

Current landscape guidelines

- being overseen by a 6-person committee
- respond to complaints
- provide consistency
- first committee response is a postcard
- looking at lawn/tree conditions
- ensuring landscape contractors covering all agreed-on areas
- homeowners may remove trees on their own property, but are requested to give it plenty of thought before doing so, and not make the decision lightly.
- Actions concerning trees in open areas that have a common boundary with a homeowner need to be referred to the County

Lighting on 192nd St. may be a practical concern, but there is not much support from the County to address it. Part of issue is light going into backyards.

National Night Out – August 7th

Good turnout last year, with barbeque, representatives of regional fire/police.

Forest Trails is on Facebook (send request to join) and NextDoor (Forest Trails)

General Discussions –

“Machine Shop” property – no current news other than possibly being sold again. More news hopefully in the next year.

A motor home has been parked for extended periods of time over by the utility right-of-way. ACC has talked to them, and the County says there is little that can be done.

A resident provided information concerning a concern about PSE and their current upgrades of equipment, include smart meters and modifications to cell towers to allow use of 5G transmission. Homeowners should use due diligence and study these upgrades to determine if they are an acceptable choice.

There is at least one foreclosure in process, landscaping will be billed to owner.

Take some time to be safe from fireworks damage to home over July 4th.

No further discussions, meeting adjourned at 8:10pm