

Forest Trails HOA Annual Meeting – via Zoom.us
May 2, 2023

Call to Order – 7:00pm by Hughes Bertrand, President

Call for Quorum

7:03 –Successful (29 homeowners logged into Zoom.us meeting and 10 proxies)

2022 minutes - Read by Secretary and passed.

Reports of Officers –

Conrad Smith – Secretary

Secretary handling realtor/homeowner information requests, forwarding them to Schram.
Coordinating email/voicemail with appropriate Board members.

Mark Smith – ACC

A call went out for additional ACC members as we have lost one and have no limit on the number of committee members. The current committee has been responsive to homeowner questions - no major issues raised.

Some homeowners wish to pursue information of installing solar. While the Board will not stop homeowners due to State mandate, we still will have a say in color and installation material and requirement for professional installation.

Sidewalk issues – work orders have been put into the system for the area on 134th Street and the Retention pond on the South end of 133rd.

Hughes Bertrand – President

Homeowners need to talk to their neighbors about sending in an electronic consent form, so we can more readily communicate with owners as issues arise.

The property issue at the bottom of 133rd Ave has been resolved and the tenants and cars are gone. New tenants are expected in a couple of months.

A welcome to Kristin Roy who has joined the Board.

Scott Miller –

A new website is being developed with user login, forms, additional feature to support homeowner access to/from the Board and necessary documentation. A date for changing over will be developed after the site is fixed up and evaluated. (Hughes) Volunteers to try out the site and provide feedback would help. This should help on delinquencies and questions.

Stan Haralson – Treasurer

The budget this year is straight-forward, no major issues.

There are two liens and three homeowners that are 1 year late on dues.

The budget reserve is good, but we are due for another reserve study due to current rates of inflation. Requirements are that we be able to cover 75% of costs, but we have stayed closer to 80%, so we are currently in good shape.

Budget approved and no dues increase – stays at \$100.

General comment – we don't have stop signs in FT, so drive carefully!!

The current Board will stay on for 2023.

Committees – Committee activities have again been minimal other than ACC.

General Discussions –

The topic of the upcoming National Night Out was raised, and whether there was interest in a Community Garage Sale. The Board will investigate.

Final item related to dues concerns a house that is delinquent, but house sold and new owner was unaware. Board needs to be sure this type of issue is directed to new owner ASAP in future to avoid this problem.

National Night Out would be the first Tuesday in August.

No further discussions, meeting adjourned at 7:57 pm