

## FOREST GLEN HOMEOWNERS' ASSOCIATION

February 10, 2021

Via Zoom

1. **Call to Order:** The Meeting was called to order by Dean Kastner at 6:30 P.M. A quorum was established with 4 of 5 Directors present. John Perkins was absent.
2. **Proof of Meeting Notice:** Notice was posted on Bulletin Board at entrance to Forest Glen.
3. **Reading/Waive Reading of Previous Minutes:** Dean Kastner made a motion to waive the reading of the minutes, Bonnie Burrell 2<sup>nd</sup>, all approved. September, October, Budget meeting, and Special meeting minutes are approved.
4. **Committee Report:**
  1. **ARC/Landscaping** – Debbie Frazier reported the Canary Palms were trimmed. Mulch is behind schedule due to Covid. There was one application submitted for a new pool, 185 was approved for a paver walkway. Debbie asked that any money left over from the refund for legal fees, be used to replace plants missing in the ring of shrubs. Dean asked her proposal be put in writing for the board to decide.
  2. **Social Committee** – Tracey Cooper discussed a letter that was sent from the social committee to the homeowners that gave donations if the social committee could use the money on items outside of the clubhouse, Tracey sent the responses to the board where the homeowners okayed using the money. Tracey would like the \$630 that was deposited returned to her. The board agrees the money was donated to social and they can do what they want with it. The social is planning a function in April, that will be held at a homeowners house. More details will come next month.
  3. **POA-** Joy reported the POA met and the Tire Kingdom Amendment did not pass.
  4. **Fining Committee-** No Report.
5. **Management Report**

**Financial Information-**The Operating Account balance as of January 31, 2021, was \$37,667.27. The Reserve balance at the end of January was \$ 112,276.71 for a total of \$ 149,943.98 (Operating and Reserves). The total amount for past due assessments is \$5,238.25. Three homes are currently with the attorney.

**Violation Review-** 325- Stained driveway and sidewalk, 234- Stained sidewalk are scheduled for fining.

### 6. Unfinished Business from the Previous Meeting

- a. **Phanatik-** The front entrance is scheduled for the end of February.

### 7. New Business:

- a. **274 payment plan-** Sonia Bosinger, Forest Glens attorney joined the meeting to answer questions in reference to the payment plan that was requested by the homeowner. Total owed is with legal fees and cost, a lien was filed, \$4601.90. the next step in lien foreclosure would be a hearing to set for actual foreclosure. The homeowner proposed a plan that would take 25 months to pay off, a down payment was paid to Sonia already of \$920.39 and the monthly payments would be \$232.67 a month. The plan would include assessments for 2019, 2020, and 2021. At the end of the 25 months the homeowner would receive a payoff letter that would include any increases or decreases in association fees for 2022. Larry Cayabyab motioned to modify the payment to a 1 year payment plan and not waive any interest or penalties, Bonnie Burrell 2<sup>nd</sup>, all approved.
- b. **TruGreen Contract-** The board would like a new contract drawn up reflecting every other month services, eliminating extra unneeded services.
- c. **Solitude Lake Management Contract-** A new contract came back and the prices increased, Dean Kastner would like to get new bids for Lake Maintenance, Larry Cayabyab 2<sup>nd</sup>, all approved.
- d. **Roads-** The board would like an evaluation on the roads, and costs to seal and how long it would prolong maintenance.
- e. Noise and Pet Ordinances have been updated by the county, will go out to all homeowners once the Board is able to review them.
- f.

### 8. Open Discussion

**Next meeting-** March 10, 2021 at 6:30.

#### Adjournment:

Being no further business before the Board, the meeting was adjourned at 7:35 pm.

Minutes Prepared By:

Joy Simon- Fairway Management