

FOREST GLEN HOMEOWNERS' ASSOCIATION

April 14, 2021

Via Zoom

1. **Call to Order:** The Meeting was called to order by Dean Kastner at 6:38P.M. A quorum was established with 5 of 5 Directors present.
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, Larry Cayabyab 2nd, all approved.
4. **Committee Report:**
 - a. **ARC/Landscaping** – Debbie Frazier reported 5 applications are open and a meeting will be Friday at 6pm.
 - b. **Landscaping**- Debbie reported the trees were maintained. The front of the entrance is missing some of the flowers, there is \$200 left over in the budget that Debbie would like to use to spend on purchasing new plants She is asking for volunteers to remove some shrubs that need to be removed and install the plants that will be purchased. Dean asked what other plants need to be removed, Debbie said the boxwoods are original and have not been changed out, they are only green on the top. Dean suggested Debbie respond to all residents that she is looking for volunteers to help with replacing plants at the front entrance.
 - c. **Social Committee** – Tracey Cooper reported a social meeting has not happened but a census with all members was received that all members would like to remove themselves from being an HOA committee and operate on their own and be able to hold functions funded without HOA money. The DOCS do not state a social committee is needed. The social committee should have no issue operating individually from the HOA. Tracey also stated this will dismiss any liability on the HOA for functions. Larry Cayabyab motioned to dismantle the HOA Social Committee, John Perkins 2nd, all approved.
 - d. **POA-** Joy reported a city official was on the call and business in Bayside lakes on the commercial side was discussed. They city is interested in doing what they can to bring more business to the area to get some of the lots developed.
 - e. **Fining Committee-** Kirk Casteel reported 3 homes were due for fining, a final inspection resulted in all violations being cured and fining did not have to meet.

5. Management Report

Financial Information-The Operating Account balance as of February 28, 2021, was \$ 47,821.19. The Reserve balance at the end of February was \$ 112,280.99 for a total of \$ 160,102.18 (Operating and Reserves). 3 homes are currently past due and all 3 are with the attorney. A few homes are behind by .02 and those amounts should be waived as it is due to rounding errors.

Violation Review- 297BC for dead palm fronds, 281BC for dead palm fronds, and 241BC for stained sidewalks are all set to go to fining. Larry Cayabyab motioned to send the 3 homes to fining, John Perkins 2nd, all in favor.

6. Unfinished Business from the Previous Meeting

- a. **Lawn spraying-** Tru Green has lowered their service to \$1737.88, budgeted was \$1100. Tru Green is the lowest bid received. JR Aspinwall motioned to accept the contract with the over budgeted amount, Larry Cayabyab 2nd, all approved.
- b. **Pond spraying-** Solitude Lake Management agreed to a contract price of \$1750. Dean Kastner motioned to accept the contract, Larry Cayabyab 2nd, all approved.
- c. **Shed Guidelines-** The attorney has responded to the questions and is basically saying guidelines can be written for sheds because it is written under arc, pet policies cannot be written because it does not state in the DOCS that policies can be written for areas other than the common areas.
- d. **Pet Policy-** was tabled until shed guideline questions came back.
- e. **Pavement quotes-** the only quote received was from Burton for \$8371 to seal the roads. Larry Cayabyab motioned to seal the roads one time and then reevaluate in 3 years, Bonnie Burrell 2nd, Dean would like to have a conversation with him to answer some questions before signing the contract, Larry Cayabyab withdrew the motion until a meeting with Burton is held.
- f. **Number of Board Positions-** Dean Kastner motioned the board be made up of 5 board members, Larry Cayabyab 2nd, all approved.

7. New Business:

- a. **Violations-**Dean would like the schedule of services portion of the contract for Fairway to view what is stated in terms of violations. The board would like to make sure violations are done prior to the meeting so they are able to view them before the meeting and be informed on violations. Dean asked Debbie from Arc if there has been issues with homeowners starting projects without prior approval or submitting arc applications. Debbie said she has spoken to homeowners doing work and

informed them they need to submit documentation, however was not reported to fairway to get a letter out informing them they were in violation.

- b. Larry Cayabyab-** Formally apologized to Vinnie and Carol Martinez for his actions at the prior meeting and how he reacted to their concerns.

8. Open Discussion

Next meeting- May 12, 2021 at 6:30.

Adjournment:

Being no further business before the Board John Perkins motioned to adjourn, JR Aspinwall 2nd, all approved, the meeting was adjourned 8:08 pm.

Minutes Prepared By:

Joy Simon- Fairway Management