

**The Cottages at Forest Park Homeowners Association, Inc.**  
**Special Meeting**  
**May 1, 2019, 2:00 PM**  
**DRAFT NOT APPROVED BY BOARD**

**Call to Order**

- The Special Board meeting was called to order at 2:03 pm on Wednesday, May 1, 2019, by Doug Tiefel. Other Board members present were: Ron Blackwelder, Tom Burnett, Mac Fraser, and Ann Storm. Others in attendance were residents: Judy Blackwelder, Sharon Cruse, Janice Mirshab, Helen Moskovics, Karen and Doug Myers, Shirley Talcott, and Linda Wallace. Also in attendance were HOA Managers Jake Harris and Banjo Walker.

**New Business**

- Tom reviewed the Travelers policy which states that the policy limits have no bearing on how the insurance company calculates the replacement costs at the time of loss. The insurance company will determine, by recalculating at the time of the damage, what the replacement costs of the property are at that time. We are supposed to have a Statement of Value which states the replacement value of the complex. Banjo will ask Bolder Insurance about how we get the Statement of Value. Likely this will be reviewed annually. Travelers feels the replacement value of the complex is \$7.1 million, and our insurance is not at that limit. It was moved by Tom that we increase the insurance coverage to the recommended value of \$7.1 million and pay for it from the Reserve Fund. Ron asked us to inquire how the Statement of Value differs from the insured value, or if they one in the same. The movement was seconded by Mac, and unanimously approved by the Board.
- Rental of the Clubhouse: We have been renting out the Clubhouse for \$60 for those who are not residents of the Cottages. The last group using the facility had children in the exercise room, which is a liability, and the stove was quite unclean once they left. Tom moved that we adopt a policy that the Clubhouse only be available to residents of the community for their gatherings, a resident must be in attendance and that resident be responsible for any damage or cleaning needed, and that the Exercise room be off limits during any event. It was seconded by Mac and unanimously approved by the Board.
- Tom presented the revised Phase One landscape plan which now replaces the tees and greens with Kentucky bluegrass, maintaining the open space view, and shows the updated tree planting locations. Tom moved we schedule a special owners meeting on May 15<sup>th</sup> at 3:00 to take a vote on the proposed commons improvements as shown today. It was seconded by Ron, and unanimously approved by the Board. Since this is an alteration of the existing commons areas, by removing the golf course area, this will require the approval of 50% of the owners, with a 10 day advance notice for the meeting which will be held on May 15, 2019. Notifications will go out tomorrow, with a proxy provided for those who cannot attend. The sprinkler system will be addressed after the May 15<sup>th</sup> vote. We will put Phase Two of the landscape plan on the July meeting agenda which entails the re-working of the berms.

**2019 BOD Meeting Schedule**

May 15, 2019 at 3:00 PM Special Owners Meeting  
July 17, 2019 at 3:00 PM  
October 16, 2019 at 3:00 PM

**Adjourn**

There being no further business, on motion duly made by Ron and seconded by Tom, there was unanimous approval to adjourn the meeting at 2:55 PM.

Respectfully submitted,

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Jake Harris, Banjo Walker – Concierge

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Doug Tiefel – President Date