

The Cottages at Forest Park Homeowners Association, Inc.
Quarterly Board of Director's Meeting
July 21, 2021, 3:00 PM -VIA ZOOM

Call to Order

- The Quarterly meeting, **via Zoom**, was called to order at 3:00 pm on Wednesday, July 21, 2021 by President Doug Tiefel. Other Board members present were: Ron Blackwelder, Tom Burnett, Dianne Bush, and Ann Storm. Others in attendance were residents: Judy Blackwelder, owner rep, Patrick Egan, Nancy and Alan Giehl, Janice Mirshab, Karen and Doug Myers, Pat and Walt Pollock, Shirley Talcott, Linda Wallace. Also in attendance was HOA Manager Banjo Walker.

Approval of Minutes

- It was moved by Ron that we dispense with the reading of the minutes from the April 21, 2021 Annual meeting as all owners were in receipt of the minutes at an earlier date. It was seconded by Tom and the minutes were unanimously approved by the Board to be accepted as drafted.

President's Report

- Helen Moskovics recently passed away and her condo is on the market, listed for \$630,000, has had multiple showings, and was already under contract as of this meeting.
- The Finks, in #10, have signed another year's lease.
- Lillian Myers, in #17, has moved to Balfour. The unit is empty at this time. The Moors, who own the unit, are hoping to move back from Montana in the near future.

Concierge Report

- Banjo presented the first quarter financial report and we have 46.85% left in the budget. At this time last year we had 48.46%. The dues are all paid on time, every month.
- State Farm is bidding our insurance. We do not have the quote yet, but hope to have something by the end of July. The predicted premium looks to be a savings of a few thousand dollars a year, but State Farm has a flat \$25,000 deductible, for any occurrence, instead of a 5% wind and hail deductible, which will protect the owners from a large assessment in the case of a claim. Tom thanked Janice for suggesting we get another bid and thanked Doug Myers for suggesting his State Farm agent, Dylan Guyton. We have a payment due with Travelers, on August 1, but Banjo will call Travelers, to see if we can get on a month to month payment, which is likely easy to do.
- In regard to the potential dues increase for 2021, Tom presented that the dues would likely increase about \$30/month, with the \$10 increase still going into the Reserve fund. This is assuming that the insurance rate is close to what is predicted. The October Board meeting will have the Proposed 2022 budget as we will know expected costs for the upcoming year.

Caretaker's Report

- Roc was not present. Roc is feeling better and doing most of his duties again. Banjo will ask him for his report to send to the Board.

Unfinished Business

- Grounds and Landscaping-Judy read her report which is summarized as follows: Gonzalo has been working on the sprinkler system; he and Anna have been planting perennials, have cleaned up branches, cleared drains after the recent storms, and since Roc has been ill, they cleaned the gutters, and removed debris from the patios and trash enclaves. Willie did sprinkler locates and aeration was done. Also some ash trees were removed. The oak trees have an oak leaf blister fungus which is a result from too much moisture in the air, not in the ground. Berkelhammer will not spray them however as they feel the spray is too toxic. The fungus weakens the tree but will not kill it. The remaining ash trees have been treated again. In late fall, all trees will be professionally pruned. A huge thank you goes to Linda Hoyer for her endless hours of gardening. An additional thank you to Dianne for the colorful and cheerful 'pot' garden. Judy suggested that the landscaping committee be given more than 3 hours/week as this is a large property to maintain. Judy is stepping off the Landscape Committee and Linda Wallace has volunteered to take the lead. Many thanks to Judy, for all her efforts in keeping the Cottages a beautiful and desirable place to live. Doug mentioned that they are cutting down all the ash trees in Forest Park, and he is seeing thousands of dead ash trees in his travels.
- Asphalt and crack sealing was completed with Foothills Paving. As far as concrete maintenance, the driveways near 11, 14, and 15 were fixed and Gonzalo did a fantastic job breaking up the roots that were causing the heaving of the concrete. Precision Concrete will return to address sidewalk and driveway areas that are uneven.
- There was discussion about having another hour or two added weekly, during the growing season, and the storm season, for additional work by Gonzalo and Anna. The gutters and downspouts will need to be cleaned regularly as well as the under the sidewalks.
- Vanguard Investment Account update: The account is still increasing and providing an annual return of about 10.3%. Tom advised that since we do not need to use the funds at this time that no action is advisable. We have ample funds in the Reserve account to fund the upcoming expenditures. By the end of the year, we may rebalance some stocks and bonds as the stocks are returning a higher yield.

New Business

- In regards to the Declaration Amendments, Tom has reviewed our Corporate papers, By-Laws, and Covenants, and is suggesting a few amendments be refined and revised for clarification. He will be working on the wording of some of these declarations. He would like to have the Board meet for a work session, and will then draft the Amendments to be voted upon by all Association members at a special meeting, either in person or by proxy. Examples of some of the proposed changes:

Exterior Doors are the responsibility of the HOA
Regarding leases, initial term, no leasing for less than 6 months
Removal of the words: balconies, decks, and golf course
Better explanation of the Working Capital Funds

There must be a super majority to approve these changes, which translates to 14 affirmative votes. Tom and Doug will explore the time constraints on calling for a special meeting and proxies will be created for Owners' approval, as we would like to have these changes recorded as soon as possible, and not wait for the October meeting.

- Janice suggested we explore hiring a management company to handle requests for needed work around the property, to alleviate all the volunteering of the residents. Janice and Doug Myers will explore options. Ron commented that he enjoys doing the irrigation work, it's

satisfying to him. Linda Hoyer does love gardening and is happy to work on the grounds. Tom also enjoys the financial aspects of the HOA and maintaining the website. Most volunteer because they want to help out. Hiring a management company will likely require a substantial dues increase, but if volunteers may not be available in the future, exploring options now as a back-up plan is warranted.

Architectural Control Report

- There was no report at this time.

2021 BOD Meeting Schedule

October 27, 2021 at 3:00 PM. This is changed from 10/20/21, due to a conflict

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 4:30 p.m.

Respectfully submitted,

Banjo Walker 10/27/21
Banjo Walker – Concierge

Doug Tiefel/sw 10/27/21
Doug Tiefel – President Date

File D #9