

FOREST PARK BOARD OF DIRECTORS MEETING

April 14, 2012

A scheduled meeting of the Forest Park Board of Directors convened Saturday, April 14, 2012. Directors present were Steve Korbecki, Jonathan Kriegel, Tom Tate, Richard Greene and Tom LaCroix. Present from Wilderwest "WPM" was Audrey Taylor, Community Manager. Also present was Don Lacey, Owner. The meeting was called to order at 1:00 P.M.

APPROVAL OF MINUTES:

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE SEPTEMBER 9, 2011, MEETING WERE APPROVED AS WRITTEN.

CONSIDERATIONS:

Roofing Forum

Due to the high winds and apparent poor condition of the roofs, the focus of the meeting was a roofing contractor's forum. Four contractors presented their recommendations. The considerations encompassed materials, brands, timelines, crews, costs, etc.

Consideration is being given to replacing the roofs this year.

Financials

The February financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$38,254.25 and the Reserve's balance was \$486,622.28. Operating income exceeded expenses by \$15,262.29 year-to-date while Reserve expenses exceeded income by \$68,098.05 in the same time period.

Covenants

The Board is reviewing HOA and owner maintenance responsibilities per the covenants. Pertinent sections of the covenants were "pulled"; the Board will continue to discuss.

Owner Primer

The Board agreed to compiling a "Primer" of Forest Park *Need to Knows* for owners. It is a project in process.

Board Terms

The following was determined:

Jonathan Kriegel	Term Expires	2015
Tom LaCroix		2015
Richard Greene		2014

Other Matters

The Walk-Through date was scheduled for Friday, June 22, 2012 at 1:00 PM.

ADJOURNMENT

The regular meeting adjourned at 4:30 P.M. The Board moved into executive session to discuss the roofing forum.

