

**FOREST PARK  
HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING NOTES (no quorum)  
January 10, 2015**

The regularly scheduled Annual Meeting of the Forest Park Homeowner's Association was held on Saturday, January 10<sup>th</sup>, 2015, at the Wildernest Commercial Center. The meeting was called to order at 10:05 A.M.

**ROLL CALL**

The unit owners noted below were in attendance (in person or by telecon) or submitted a proxy:

Unit	Name / proxy to	Ratify Budget?	Unit	Name / proxy to	Ratify Budget?
11D	CARVER	NA	121D	PROXY TO PRESIDENT	N
21C	PROXY TO PRESIDENT	Y	121F	SOLAR	NA
31D	DUNCAN	NA			
31E	PROXY TO PRESIDENT	Y			
61D	KORBECKI	NA			
81A	GREENE	NA			
81B	McCREADY	?			
81E	O'CONNELL	NA			
101A	CASALETTA	NA			
101B	YOUNG	NA			
101C	YAMBERT	NA			
101D	PROXY TO PRESIDENT	Y			

Present from Wildernest [WPM] were Don Wagner, Community Manager and Doug Ohi, Property Manager.

Proof of notice of meeting was noted. A quorum was not met. No official business can be conducted. Introductions were made of the Board and Wildernest staff, and owners present.

**APPROVAL OF MINUTES**

No quorum.

**REPORT OF PRESIDENT**

A thank you was made to Board members Tom LaCroix, Tom Tate and Don Burrows for their service on the Board.

It was reported:

- A newsletter is being done 3x/year to help keep owners informed.
- New onsite property manager, Doug Ohi. He and his crew are now doing the onsite maintenance, and have been very responsive and proactive.
- Drive/lot snow removal is done by Hilco. Parking is an issue!
- The Board is doing their due diligence and shopping for management companies to make sure WPM is competitive.
- Deck railings are homeowner responsibility, along with decking. However when the complex is painted, they will be painted.

- Maintenance this past year has included entrance sign painting, dead tree removal, dumpster enclosure repairs, installation of sand barrels, roadway seal coating, and adjustment of area lighting photo cells.
- In addition installation of additional heat under snow brakes to stop leak issues into the upper dormer, strategic plan development by the Board, and painting bids for the 2015 project which will include significant caulking and hole patching.

### **REPORT OF MANAGEMENT**

- WPM files necessary State reports, prepares a draft budget for the Board.
- In the meeting packet is a summary of on site activities by the property manager and crew.
- Owners were reminded about the website, wildernesthoa.com, and the need for each unit to have an H)6 insurance policy to provide coverage for things the HOA insurance does not cover.

### **FINANCIAL CONSIDERATIONS**

The December financials and Board approved budget were reviewed by Steve Korbecki. The Balance Sheet reflected that the overall operating and reserve accounts were about the same as last year. The HOA is still maintaining a \$60,000 CD. The question continues to be how to fund future projects?

The approved budget was reviewed. The budget proposes no dues increase but includes a special assessment of \$3000 for the painting project. It is unknown what 2015 will bring with insurance rates but an increase is expected. HOA dues will remain the same but will be evaluated for the 2016 budget.

The budget cannot be ratified as there is no quorum. A special budget ratification meeting will be held.

### **ELECTION OF DIRECTORS**

The Board positions are for 3 year terms. No quorum so the Board will remain as is.

### **OTHER MATTERS**

- Owners are reminded the importance of having their furnaces inspected annually.
- Ice issues and water pooling in the drive area was discussed.
- No HBO was a Board decision, but will be reviewed by them.
- Salt and concrete deterioration was discussed.
- The 2016 Annual Meeting is scheduled for Saturday, January 9<sup>th</sup> at Wildernest at 10:00 AM.

### **ADJOURNMENT**

The meeting adjourned.

**FOREST PARK  
BOARD OF DIRECTORS POST ANNUAL ORGANIZATIONAL MEETING  
January 10, 2015**

The Board re-opened discussion on the 2016 budget, with changing the special assessment to \$2500, and raising dues \$20, all to reserves. A motion on this failed. The 2016 budget remains the same.

The meeting adjourned.