

FOREST PARK at WILDERNEST

Board of Directors Board Meeting

July 27, 2022

CALL to ORDER – 5:01 PM

ATTENDANCE: Marty Desmery, Gary Duncan, Robert Rhodes, Dick Greene, Jack Brestel, Greg Cudney

Homeowners in Attendance: Stephanie Holquist, Peter Lubin, Bill Seamans, Jessica Small

APPROVAL OF PREVIOUS BOARD MEETING MINUTES – April 21, 2022

- The HB 1137 statement will be removed because it was discussed after the meeting. The Annual Meeting date is wrong. The spelling of Marty's name is wrong.

MOTION: Upon motion made by Marty, duly seconded, the minutes are approved as amended.

FINANCIALS

Balance Sheet- As of June 31, 2022

Gary Duncan shared the Balance Sheet on the ZOOM screen. He stated that most of the financial budget data has not caught up yet. The Net Profit is exactly correct and the Income is correct. Operating Expenses are under budget on several things because those expenditures have not taken place yet. An engineering invoice has not been received so it is not entered into the system yet. This is the same with the fire Inspections and roof inspections that have not happened yet. Some Reserves Expenses have not happened yet either so that will show up in next months or after statements. We are showing drastically under budget but only because expenses are not showing yet, it will level out later. There are 6 accounts that have not paid the special assessment yet. It is up to the Board of Directors to authorize sending delinquency notices for delinquent owners. A discussion ensued concerning the collection process and the impending change to the FP Collection Policy as required by HB 1137 signed into law by Governor Polis in July, 2022. It will take effect on August 9, 2022 and changes the way an HOA can address collections and violations. Josh will send an email reminder to the delinquent owners and after August 9, 2022 will follow the new requirements for collections per HB 1137. Josh will contact the attorney, Mark Richmond, to update the necessary policies before August 9, 2022. Sheila will send Altitude Law's interpretation of the new law to Marty for review. Josh will inform the Board the cost of the policy changes and when they will be completed. The insurance rates increased this year as expected and was paid by RCMC. Josh will notify the Board on the percentage increase after he reviews the invoice.

PRESIDENTS REPORT

Marty Desmery.

- Three things to discuss:
 - We need a new Board member. Marty talked to his neighbor Dustin, 101E, who happens to be the Comcast - VP of Finance. Dustin will get quote for replacing Resort Internet and what it looks like after replacing Resort Internet. Another candidate is Stephanie Holquist who is on this ZOOM meeting. The position will be filled by appointment to fill Douglas Carver's vacancy for the rest of that term. Other board members might have some candidates. There was a question about the Board having a social get together to meet other residents. Marty will obtain bios from Dustin and Stephanie. Gary suggested allowing any overflow candidates to be able to serve as an advisory position only which allows more homeowner participation.
 - Parking Lot Survey and Engineering Study – Greg Cudney – Marty stated that the Board needs a discussion and vote. It involves a water run off drainage study and it involves spending approximately \$20,000 to do the study and report. Jack Brestal is concerned about the cost and the end result would not solve all the drainage issues throughout the community. Marty - discreet areas can be addressed but not all areas due to the impending immense costs. Jack stated that there is ice everywhere but of course worse in some areas. Sheila stated that a Borne Engineering study was done concerning drainage around Unit 81 two years ago. A discussion ensued about possible

scenarios and options. Marty asked if an engineering study should be done for Units 61 and 81 drainage problems only. Greg reminded the Board that there is a \$3,000 minimum retainer fee that has to be paid.

MOTION: Upon motion made by Greg Cudney, duly seconded, should the engineering study costing \$20,000 for a professional opinion on drainage options, \$15,000 for survey and \$4500 for Yarnell Engineering for schematic drawing be done.

A vote was taken and two Board members voted yes and others no so the motion was defeated.

MANGEMENT REPORT – Sheila Skaggs and Josh Shramo

- A Peak Asphalt walkthrough – It has not been completed yet due to weather but it is supposed to happen this week.
- Introduction of Sheila Skaggs for RCMC.
- A newsletter created by Sheila will be coming out soon for all homeowners.
- RCMC is obtaining quotes for Unit 11C – Stephanie Holquist – gas lines and PRV protection from ice and other units (total 8 units). It will be an entire enclosure. Stephanie addressed the Board about her concerns with the fear of explosion with ice build up on the gas lines. One quote has come in at \$945 each from Rubi Construction. Marty would like a drawing of the enclosure so the Board has an idea of what it will look like. The Board approves the first one being done at 11C then take pictures of it for the Board. RCMC will notify Rubi Construction to complete the first one.
- Noxious weeds have been pulled but not sprayed this season by Jasmine.
- Violations are being issued but the enforcement policy changes on August 9 with the new HB 1137. The way the violations are issued changes with the new house bill. This involves any violation against the Rules and Regulations. Marty inquired about the abandoned truck...Josh explained that he personally spoke to the truck owner twice.
- Sheila and Jasmine from RCMC will continue to be present at all Board Meetings. Josh might not attend all meetings.
- The light on the sign is different - bigger and brighter. Jasmine suggests getting a real light that might be brighter not just a solar lamp. The 500-watt solar panel is ordered and being shipped but might take a bit still. Marty suggested that we just replace the light not the entire solar panel. Jasmine stated that just the solar light can not be ordered without the whole fixture.

OLD BUSINESS

- Soffit repairs – last quote was \$400 each. Did anymore quotes come in. Turner Morris has the equipment to do this project but RCMC has not contacted them yet for a quote. Rubi Construction also has the equipment to do this project. Is it supposed to be made of metal vents, wood, or canned round vents, etc. The Board would like an opinion from Turner Morris on whether this is necessary for things like critter control, etc.

NEW BUSINESS

- Marty asked if any owners want to make comments? No one came forward for comments.
- STR rentals – pull from STR applications the responsible party for each STR in Forest Park. The information should be sent homeowners. Ask the license holders then if they do not answer, pull the information from the STR group with Summit County. Stephanie was not aware of a number to call to complain about abusive renters next to her unit.

NEXT MEETING DATE:

November 2, 2022, at 5:00 PM – Board of Directors Meeting via ZOOM

December 1, 2022, at 5:00 PM - Board of Directors Meeting and Budget Review via ZOOM

ADJOURNMENT RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the meeting adjourned at 6:11 p.m.