

# **FOREST PARK BOARD OF DIRECTORS MEETING November 21, 2013**

A scheduled meeting of the Forest Park Board of Directors convened Thursday, November 21, 2013 in the Wilderndest conference room. Directors present were Tom Tate, Dick Greene, and Janie Carver, with Tom LaCroix by teleconference. Present from Wilderndest "WPM" were Don Wagner - Community Manager, and Curt Kaskey – Property Manager. Also present was Jon Podolan, owner. The meeting was called to order at 9:00 am.

## **APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE SEPTEMBER 30, 2013, BOARD MEETING WERE APPROVED AS WRITTEN.**

## **FINANCIALS**

Financials through October 31, 2013 were reviewed in preparation for discussion of the 2014-2015 budget. A unit in considerable arrears will be turned over to the attorney for a demand letter, and an O&E requested, if the payment schedule is not followed.

## **CONSIDERATIONS**

- Alpine environment signage (~12"x18") was approved for posting on the property at entrances.
- Budget – Items discussed included the management fee increase, savings with the irrigation system shut down and water bills transferred to owners, and some continuing service issues with Resort Internet.

Proposals costs for 2014 reviewed included painting, asphalt, and deck railing replacement:

- Painting cost for both all sides and the south+ west sides only was discussed. This may need to be compared to costs for residing, and also the condition of the siding to hold paint. The painting contractor is to be invited to discuss with the Board at the January meeting.
- Asphalt seal coating and crack sealing with some patching should be scheduled for the Spring.
- Options for railing replacement need further investigation..
- The additional snow fence proposal on the corrugated roof was approved as presented as required by the HOA insurance company.
- The old driveway lights are still to be removed.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE PROPOSED 2014-2015 ANNUAL BUDGET WAS APPROVED WITH A 4% MANAGEMENT FEE INCREASE TO BE REVIEWED AND NEGOTIATED PRIOR TO THE BEGINNING OF THE FISCAL YEAR (MARCH 1, 2014).**

**NEXT MEETING**

The annual meeting is set for 10:00 am on January 11, 2014, with a Board meeting at 4:00 pm on January 10, 2014 tentatively at Director Greene's residence. The painting contractor is to be invited to attend and discuss condition of the buildings and the repainting proposal.

**ADJOURNMENT**

The meeting adjourned at 10:05 am.