**FOREST PARK at WILDERNEST**

**Board of Directors Board Meeting**

**July 20, 2020**

The Forest Park at Wildernest Board of Directors held a regular meeting on July 20, 2020, 5:00 PM by teleconference, ZOOM only. Directors present in person were Directors Martin Desmery, Doug Carver, Richard (Dick) Greene, Gary Duncan, Robert Rhode, Greg Cudney and Jack Brestel. Attending from Red Mountain Community Management (RMCM) was Josh Shramo and Sheila A. Skaggs.

CTO: Martin Desmery the meeting to order at 5:01pm.

**APPROVAL OF MINUTES**

The minutes of the meeting held on May 9, 2020, with certain changes, were approved after the meeting by email.

**FINANCIALS**

Josh Shramo reviewed the financial statements:

**Balance Sheet- As of June 20, 2020**

The total checking and savings is $122,448.44. Total assets $141,623.83. Total liabilities is $5,808.63. The total liabilities and equity is $215,980.29.

**Profit and Loss Statement**

* + Gary – Has the insurance check for Unit 101E of $74,246.46 for water damage been received yet? Josh has not received the check nor the $10,000 deductible from the homeowner. If the unit is put on market for sale, a status letter will indicate what is owed to the HOA including this deductible amount. Martin would like RMCM to send a demand collection letter.
  + March through June totals are under budget.
  + The items over budget are Line Item 60000 Reserve Siding is over budget due to high post painting. The Board would like post painting stopped until the complex is painted. No more partial painting should be done until the entire complex is painted. RMCM will obtain quotes to paint next summer (2021). RMCM will contact Platte Paint, Peak Paint, and Allman Paint.
  + Gary noted that summer is higher in expenses because all warm weather projects are completed during this time.

**PRESIDENTS REPORT**

Martin noted that insurance quotes are being sought for the HOA renewal starting October 1, 2020. The HOA is seeking information on “studs in” vs. “studs out” policies. John Terrill of Landmark Insurance never called back with any more information for Forest Park so we will not follow up with him.

**MANAGEMENT REPORT**

* Turner Morris performed gutter and roof inspection.
* According to Western States, 121E has a leaking sprinkler head but it dry. A discussion was held about a complex wide inspection and sprinkler head replacement if needed. Western States has quoted a price of $350 for each head replacement. If Glycol can be retained and not wasted, the price might come down? RMCM is to obtain a quote to fix deficiencies in the system. 121E needs a trim plate on a head and Robert has extra plates.
* Auto water shut off valves have been installed in 3 so far. Premier Plumbing is doing the work. Three units have declined to install the valves. RMCM will speak to two of them and one is selling so the new owners will have to one installed.

**OLD BUSINESS**

* Back flow preventers not all completed yetandtwo more are supposed to be completed this week.
* Block valves - The block valves have all been located and are all working.
* Curb valves (blue ones) sill need to be located. RMCM will check with BMMD on borrowing a metal detector and Robert volunteered to try to locate them.
* Auto shut-off valves are still in the process of being installed. So far 3 have been installed.
* Insurance
  + The BOD is working to transfer the current policy to another Farmer’s agent that will be more responsive, as the current one does not return phone calls nor emails.
  + The BOD is also working on gathering a few bids for insurance for the upcoming year. Proposals will include both “studs-in” and “studs-out” policies.

**NEW BUSINESS**

* The Reserve Study will be completed by the end of August by Borne Engineering.
* Jack – 81C has some king of roof leak going on. There are stains on the inside walls. Jack requests that Turner Morris remove the soffit in that area and do some inspection work to find the source. RMCM will also paint the wall and see if the stain reappears.
* 31A – The drain pipe in the garage is unsatisfactory to the owner. He wants the porch raised and the drain ran to the outside under the porch.
* RMCM will solicit 3 proposals from painters once an RFP is approved by the BOD.

**NEXT MEETING DATE:** The next Board Meeting is scheduled for September 21, 2020 at 5:00 PM.

**ADJOURNMENT**

**RESOLUTION: Upon motion made by Martin, duly seconded and unanimously carried, the meeting adjourned at 6: 18 p.m.**