Forest Ridge Association

Board of Trustees

Regular Meeting

April 17, 2023

Trustees Present: Tabitha Bentz, Scott Kreckman, Roberta Havholm, Larry Ford, Faith Richardson, Frank Semmelmayer

Trustees Absent: Jesse Morgan, Jake Bontatibus, Youssef Elzein

Scott Kreckman called the meeting to order at 7: 00 PM

**Police Report:** Dayton police were in attendance. Two car thefts, one breaking and entering, and one domestic over the past month. Overall most crimes are down, other than car thefts, so please keep vehicles locked and if you drive a Kia or a Hyundai make sure you are being extra aware. Police officers asked for any concerns and will be doing their best to address speeders and stop sign running, and will also address issues with some officers speeding in the neighborhood as well.

**Minutes:** Minutes reviewed over email. Scott moved to approve, Roberta seconded

**Minutes approved 6-0**

**Treasurer:** Faith Richardson reported. Faith is still waiting to hear back from Associa to verify expenditures

**Operating Funds Financial Report– April 2023**

Available Funds as of April 17, 2023 **$ 359, 172.42**

**Reserve Funds Financial Report –April 2023**

Available Funds as of April 17, 2023 **$ 91, 150.91**

**Uncollected Assessments and Fees as of April 17, 2023 $ 86, 725.25**

**Communications:** Roberta reported. Murmurs will be put together tonight/tomorrow. With pool information and lifeguard applications, there will be enough pages for a printed edition to be delivered.

**Maintenance & Greens:** Scott reported. Dylan began work and mowed soccer fields for the beginning of the soccer season. Brightview should begin mowing this week, but please keep in mind that this is rainy season and so mowing may be somewhat intermittent. We did not receive the grant for the new trees, but will still work on acquiring trees for the Boulevard. Jake is working on replacement gravel for pool approach.

**Infrastructure:** Larry Ford reported. No updates at this time.

**Pool:** Scott Kreckman reported. Some needed pool repairs. L-pool caulk and old pool vacuum need to be done and these costs have been approved. We do have some cracking in area we repaired last year, and are currently awaiting repair estimates. Due to an error by the prior management company, we had an unpaid water bill which has now been taken care of and water has been restored. Pool rules have been updated and will be sent out in the next Murmurs. Swim lesson registration is open. Concession list is being reviewed, and there will be a price increase on most items due to inflation. Jesse is working on the necessary licenses, as well as continuing to work on software for updated pool passes. Pool operating costs have a 4.3% increase due to labor and chemical cost increases , these will be partially offset by staffing changes.

**Activities:**

Activities are completed for the year, but some events already on the calendar for next year.

* Soccer has 110 kids signed up as of now, with two more weeks of sign ups
* April 1st- Easter Egg Hunt
  + Well attended and very successful event
* May 27th- Memorial Day Food Truck Rally and Craft Show
  + Lumpia Queen, Heart Attack on Wheels, Diamond Daquiri, Shelly’s Ice Cream, Crazy Bird Kitchen, Billie Gold
  + 19 Vendors thus far, 12 fully confirmed
  + Hope to have Associa in attendance with a table
* June 24th Community Garage Sale. 8am-4pm. If you wish to be on the map, you will have to register. Activities will pull the permit for the City of Riverside, not required for the City of Dayton. Sign-ups for the map will be out early May
* Summer Movie Night- TBD
* July-Jake will be exploring the option to have a set time for individuals to set off their own fireworks in one of our Green Areas. This would be done with Fire Department and Police approval and participation
* October 28th- Halloween Parade and Costume Contest,
* October 14th Hayride, October Pumpkin Decorating, and the evening Movie
* November 18th Turkey Trot
* December 2nd or 9th – Santa at the Gazebo
* Looking at putting Kids at Play signs around the neighborhood out of the Activities budget
* City of Columbus began a program where you can sign up to be a “pace car” and pledge to drive the speed limit. It has shown some success in that area, and might be something we pursue in our neighborhood.
* If you have anything that you would like to see happen in the Ridge or would like to be involved in activities, please email activities@forestridgeassociation.org. The committee is currently evaluating what activities will be continuing and what needs to be retired.

**Audit:** Scott reported. No updates at this time.

**Elections:** Larry Reported. Two spots are currently up for election in September, so information about this will go out shortly.

**Old Business:** Scott reached out to City of Riverside, and they are now no longer planning on repaving Meadowsweet.

**New Business:** Scott reported. The final demand letters were sent to the homes approved for the foreclosure process due to being egregiously behind dues. There may be a statue of limitations issue resulting from bookkeeping errors that ran from prior to Towne Properties. Scott has asked for a clarification from Associa on what limitations may be present so we can dicide if we need to look at speeding up our process on egregiously behind accounts.

Kaman and Kusimano has recommended that we increase our Liability coverage. Scott emailed Tina Schwab at Cincinnati Financial, our insurance carrier, for clarification and a quote to fulfil those recommendations. In order to get our liability insurance to where Kaman and Kusimano has suggested it be, it would require a budget increase of $767.00. Scott also found that the insurance needed to cover our buildings (pool and sheds) is significantly lacking. Frank suggested contacting our insurance company again and inquiring what the cost would be to increase both our liability and coverage on our buildings. Scott will contact Tina Schwab before the next meeting to get new rates for a vote.

In order to replace the gravel along the drive to the pool, we will need an adjustment to the current budget. Scott contacted the City of Riverside, and was informed they no longer are planning repairs to Meadowsweet, and therefore, we will not need the full $5000 from our “City Required Repairs” budget line. Jake has some estimates for the gravel and labor at around $1000. In order to change the budget, the Board will need to vote.

**Vote: for the approval of the use $1000.00 from the City Required Repairs budget line to replace gravel drive to pool**

**7-0 (Jake Bontatibus voted by proxy)**

$1,000 from the City Required Repairs Budget line will be used to replace the pool driveway gravel.

Frank moved to adjourn the meeting, Roberta seconded

**6-0**

Meeting adjourned at 7:39PM