Forest Ridge Association

Board of Trustees

Regular Meeting

May 20, 2024

Trustees Present: Scott Kreckman, Tabitha Bentz, Faith Richardson, Roberta Havholm, Jake Bontatibus, Jesse Morgan, Larry Ford, and Frank Semmelmayer

Trustees Absent: Faith Richardson

Scott Kreckman called the meeting to order at 7: 03 PM

**Police Report:** No police in attendance.

**Foreclosure Update:** Two Foreclosures have been completed. We are still awaiting the distribution of these funds.

**Minutes:** Roberta submitted corrections. Faith moved to approve minutes with Roberta’s amendments.

**6-0**

**HOA Positions:** There is still one open Board position if anyone is interested, and there will be two open positions come the Fall meeting. There are many areas where the Board would like to do more, but are in need of more help as all Board members are volunteers. We really need community involvement. We have had a huge issue with vandalism from young people in the neighborhood. There are also multiple complaints about things we have addressed and have asked for help with, but while we receive complaints, we have very few people showing up at meetings and very few volunteers.

**Treasurer:** Faith reported.

**Operating Funds Financial Report– February 2024**

Available Funds as of February 2024 **$ 407, 741.24**

**Reserve Funds Financial Report –January 2024**

Available Funds as of February 2024 **$ 187, 193. 78**

**50% of homes in the neighborhood owe some amount of money. Some homes only owe their late fee, so please check your accounts for late fees as you will continue to accrue late fees moving forward on that amount.**

**Full and partial assessments over 30 Day Delinquent as of April 15, 2024 $ 123, 822. 88**

The Board is picking up Foreclosure proceedings in order to collect on overdue assessments. Please keep in mind that in addition to overdue dues, late fees will be being applied quarterly as well as additional legal fees. This will lead to owing much more, more quickly. Please pay dues on time, and if necessary pursue a payment plan.

**Communications:** Roberta reported. Murmurs did not go out this last month as she had not received things in time.

**Maintenance & Greens:** Jake reported. New blue metal roof will be going on the pool facility in 2-3 weeks. This week we will receive estimate for stamped concrete flooring, and an estimate for plumbing work at the pool as well. We are dealing with a significant amount of graffiti and vandalism at our parks. Please if you see something or hear about something, report it. It is difficult to maintain the neighborhood when we are constantly fighting vandals. Our lawn contract started today (April 15, 2024). Yes, the grass is long, but they will be working hard to catch up after an unusually warm winter leading to high grass. Please email greens with any questions/concerns, and we will do our best to address those as quickly as possible. Jake will need $1929.00 to power wash the pool deck and wanted to know what line it fell under. It was determined that would fall under pool maintenance and doesn’t need approval.

Scott reported. Trees have been ordered for the Boulevard and we are still awaiting delivery. We have had multiple complaints about the beds on the Boulevard. Scott personally cleared several of the beds, and personally mowed the soccer fields before our contract started. We really need volunteers and members of the community to take pride in their neighborhood and help address the issues you see.

**Infrastructure**: Scott reported. Reserve Study has not changed. We still have no progress on Silver Oak signage, as we have to arrange sign removal and electric and it is a high cost. With so many outstanding dues, it doesn’t currently make sense to spend this money on a sign as we have large projects coming up that would drain our reserve funds. Pool furniture has been purchased and will be set up before the season. Jesse will also be looking into updated estimates for the re-plastering of the L-shaped pool next Spring, as it is several years past due. Contract is signed for replacement of the sidewalk to the pool, and it will be done end of Spring/early Summer once things have dried out.

**Pool:** Jesse reported. We are still awaiting our permits. We have submitted all our needed paperwork, and are just waiting for the actual permits from Montgomery County. Jesse has updated snack bar offerings and prices, based on what was successful last year and current prices. Offerings and prices will be mostly the same as last year. Jesse will have pool information for the Murmurs in the next few weeks. We are fully staffed for the summer, and still receiving inquiries.

**Activities:**  May 25th- Memorial Day Food Truck Rally and Craft Show/Opening Weekend for Pool-Crafters still wanted, so email activities if you are interested. We will also have a table set up for all residents to get their new pool passes.

Trucks are all set up: Billie Gold Bubble Tea, Diamond Daiquiris, Lilia’s Outside Café, What the Taco, Lumpia Queen, Spicey Rooster, Something Sweet, Gourmet Cupcakes

June 22nd- Forest Ridge Garage Sale -if you live in Riverside you can only sell from 8am-4pm, the HOA will cover the permit for Riverside for June 22nd, but if you want to sell the rest of that weekend and live in Riverside you will need to get your own permit. If you want to participate, please email activities so we can get your address placed on our permit.

July 4th- 4th of July Party at the Pool

August 3rd – Raft Party at the Pool

August 31st – Labor Day Party at the Pool. We would like to continue this tradition, but we will need volunteers to help make it happen. Please email activities if you are interested.

Oct 12th -Pumpkin Decorating

Oct 26th -Halloween Parade and Costume Contest at 11 am

Nov 23rd - Turkey Trot

Dec TBD- Santa at the Gazebo

Dec- Hoping to bring back the Light Fight. If you are interested in helping bring this back, please email activities.

We are hoping to add more activities throughout the year, so keep an eye out online for any updates.

**Audit:** Scott Reported. 2023 Taxes Submitted on 12 MAR 2024.

**Elections:** Scott reported. We still have an open board seat if anyone would like to join, and as of September, there will be two open positions. If you are interested in serving, please reach out to the Board.

**Old Business:** Scott reported. Jane Magnolia Trees have all been ordered and signs are in place. Trees will be planted when they arrive and weather is appropriate. Scott is still waiting to hear back on our Secretary of State Registration-this is mostly a formality, but we want it taken care of as quickly as possible.

**New Business.** Scott reported. Craig Demange is once again our representative for Associa

**Resident Comments:** None

Scott moved to adjourn the meeting, Faith seconded.

**6-0**

Meeting adjourned at 7:57 PM