Forest Ridge Association

Board of Trustees

Regular Meeting

February 20, 2023

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

Trustees Absent: Jake Bontatibus

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

**Police Report:** Officer Ambrose from Dayton Police was present. Not much to report from the last month, in Forest Ridge/Quail Hollow-one car break in, one breaking and entering, and one DV. Just a reminder to keep cars locked to avoid theft. Also, a general reminder that it is illegal to have cars parked over the sidewalk and patrols will be paying attention to this in the coming months, as well as an eye on the speeding through the neighborhood as there have been greater complaints.

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

**8-0**

**Treasurer:** Faith Richardson reported. Faith is still working with Associa to try to get a contact to walk her through their system in order to get a better grasp on our current financials and how things are being labeled.

**Operating Funds Financial Report – January 2023**

Available Funds as of January 1, 2023 **$ 254, 836.95**

**Reserve Funds Financial Report –January 2023**

Available Funds as of January 1, 2023 **$ 91, 133.43**

**Uncollected Assessments and Fees as of January 31, 2022 $ 87, 713. 90**

**Communications:** Roberta reported. February Murmurs has been delivered. We have been having issues with our emails bouncing back due to spam filters. Roberta changed what she was able to, with some success, but Scott will be investigating further.

**Maintenance & Greens:** Scott reported. Scott emailed Chris Hoffman with the Keep Montgomery County Beautiful organization regarding application for a $1,000 grant to help bring in the needed trees align the first section of the Boulevard. We are now looking at American Redbuds as they are sturdy enough to thrive in the area and won’t impede traffic, but also provide nice color and shade. We are looking for some youth volunteers in the neighborhood to help with project to boost our application. The application will be submitted by March 10th. Dylan’s contract for the Spring/Summer will be signed soon. The wheels on the Gator need replaced, and Scott has that organized to be done before the season. Our Green’s company has already been out doing edging along the Boulevard, but we are still awaiting a firm date on when mulch will be provided.

**Infrastructure:** Larry Ford reported. Infrastructure is awaiting warmer weather to be able to source estimates for reserve study needs. First order of business will be getting estimates for a replacement sign. He will begin seeking estimates for the new sign over the next month.

**Pool:** Jesse Morgan reported. Nothing significant to report at this time. Next month concessions, licenses, pool rules, and life guard advertisements will all be discussed. April Edition of the Murmurs will have the Lifeguard Advertisements

**Activities:**

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

* April 1st- Easter Egg Hunt
* May 27th- Memorial Day Food Truck Rally and Craft Show
  + Lumpia Queen, Heart Attack on Wheels, Diamond Daquiri, Shelly’s Ice Cream
  + 16 Vendors thus far
  + Contacted 99.1 to try and get a Mobile Unit in for the event
* 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 and will double check on Dayton’s requirement.
* October 28th- Halloween Parade and Costume Contest, as well as October Pumpkin Decorating and the evening Movie
* November 18th Turkey Trot
* December 2nd or 9th – Santa at the Gazebo
* 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. He is still waiting to hear updates back, but will hopefully have a report

**Elections:** No updates

**Old Business:** No updates

**New Business:** Scott reported. Semi-Annual meeting is March 13, 2023. Craig, our contact at Associa, has been out with a medical conditions. He will be returning to the office this month, and we will also get help from Donna Bennett for the next few months. Associa will also be updating our accounts with our information from Chase, so that can be better tracked moving forward.

James Barnett, from the Division of Housing Inspection for the City of Dayton was in attendance to take any questions. His office handles any zoning issues, property maintenance (environmental and structural) etc. in the City of Dayton. Complaints can be logged through the Dayton Delivers App and be tracked that way, or can also be called in directly to the office. If you have an issue with an unkept property, high grass, trash cans left out for an excessive period of time, etc. for a property in the City of Dayton, please contact their office.

Craig from the Forest Ridge Soccer program was in attendance. The soccer program has seen a significant amount of growth over the last few years. The program starts late March and runs until May 27th. The program is considering adding another field on Meadowsweet for those months in the green area across from the sheds in front of the playground in order to accommodate the greater numbers of participants. It wouldn’t require any permanent changes to the area at this time, and it would require minimal paint. There is a discussion about moving the entire soccer program to the pool complex area moving forward if the tennis courts are removed, but that is a long term solution/discussion.

Frank moved to adjourn the meeting, Scott seconded

**8-0**

Meeting adjourned at 7:52 PM