Forest Ridge Association

General Board of Trustees- Semi-Annual Meeting

Regular Meeting

March 13, 2023

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

Trustees Absent: Faith Richardson and Jake Bontatibus

Scott Kreckman called the meeting to order at 7:02 PM

**Minutes:** March 2022 Annual Meeting minutes approved with correction to Tory’s name. Frank Semmelmayer moved to approve them, Larry Ford seconded

**Vote to approve Minutes with changes 7 -0**

**Police Report:** Riverside and Dayton Police not in attendance.

**Treasurer:** Report given by Scott Kreckman as sent to him by Faith Richardson

March 2023 Treasurer’s Report.

Available Operating Funds as of March 9, 2023: $248, 823. 26

Associa is still working on transferring necessary funds to Reserves.

Reserve funds as of March 9, 2023 in reserve $91, 133. 43

Uncollected Assessment Fees $84, 725.25

**Communications:** Roberta Havholm gave report. We will be cutting back on printed issues of The Murmurs. We will be moving from 10 issues to 8 issues, but there is also the chance that less issues may be printed due to a lack of content. With the increase in internet usage, it is financially irresponsible to continue to print the Murmurs. Murmurs will be published on website, Facebook, and Nextdoor. It isn’t just our neighborhood, even the Dayton Daily News is reducing their publishing days. Member question if we could send out an email notification-we will work on doing this and sending out a notification via the app.

**Maintenance & Greens:** Scott Kreckman reported for Jake Bontatibus. Dylan (our part-time general contractor who works 16 hours a week during the Spring/Summer season) has received his contract for the season and will start on April 1st, and end on October 31st. On March 9th, Scott sent in an application to the City of Dayton for a grant for new Boulevard trees. We do have a young resident who will be providing volunteers through her American Heritage girls group, and we will need more adult volunteers as well. We should know if we have received this grant by mid-April. Regardless, we will be planting new trees in the Fall, and will need a minimum of 15-20 volunteers to meet grant requirements.

Resident question about who is responsible for taking trash from trash cans. Scott will be touching base with Jake about how to get this covered before Dylan starts in April. In future, we will have Dylan on an off-season contract on an hourly basis to cover things like snow removal, minor upkeep needs, and potentially trash removal as needed.

We will fell damaged trees on the Boulevard this Spring, and Dylan will be able to remove these once they are down.

**Infrastructure:** Larry Ford reported. Our new reserve study will be posted to the website. According to the Reserve Study, the study estimated $153, 610 for all the repairs and updates for 2023. These needs include playground repairs, some pool repairs, and replacing the Silver Oak sign which is in desperate need of attention. For 2024, the Reserve Study is estimating $140,000; however, it has drastically underestimated the culvert replacement prices, so the Board anticipates that number being much higher.

**Pool:** Jesse Morgan reported. We are working to add photo identification to new passes, and invalidating all old passes in order to insure that only current residents are utilizing passes. We will be discussing this change at our next two meetings. Jesse will also be working closely with Associa to make sure no delinquent house

**Recreation:** No Report

**Activities:**

Tory Kreckman reported.

April 1st- 1 pm Easter Egg Hunt. Tory has purchased 3, 000 stuffed eggs. The Hunt will be in two groups 5 and under, and 6-12 years old. Please comment on Facebook, or email activities in order to help with planning. She is in need of volunteers to help hide eggs

May 27th- Memorial Day Craft show and Food Truck Rally from 11am-3pm. Currently have 13 vendors, and 6 food trucks. A local band may also be performing.

Jun 24th- 8 am- 4pm Last Saturday in June will now be the date for future garage sales. This year there will be no paper maps, but it will be available online and a QR code will be posted at the Gazebo

Movie nights are being planned for the Summer

October 14th- Pumpkin Patch and a movie from 4pm-7pm and hopefully we will be able to also have a hay ride that weekend as well

October 28th- Halloween Parade

November 18th- Turkey Trot

Santa at Gazebo- December 2nd or 9th

Light Fight still up in the air

**Audit:** Scott Kreckman reported. Our Auditing company provided information to Associa and Towne refused to send this forward, and they working through this information currently.

**Elections:** Larry Ford reported. Two positions are up for election at the September meeting. We would really like to see higher voting numbers at this election, as previous participation has been extremely low. Just as a reminder, voting is available in person or online and there will be lots of resources and help prior to the meeting.

**Old Business:** None

**New Business:** None

**General Discussion:**

**Resident Concerns**

*Trash cans on street all of the time*- This is an issue for your city. Call either Riverside or Dayton Code Enforcement and they will be able to address it; the Board

*Dave from the Community Garden is looking for someone to hand this over to.* Faith will be reaching out to him to get equipment and any necessary pass on information.

*Resident had a false late charge from Towne, how do we correct this?* Please call Associa and they are prepared to help fix this as we have had a few of these issues.

If you are at all late on any payments and are behind, please reach out to Associa with a reasonable payment plan. This will be sent to the Board for approval. We are very willing to accept reasonable plans. We want to help you. We don’t want to place massive liens on any homes or have to continue pursuing Foreclosures

Frank Semmelmayer moved to adjourn, Roberta Havholm seconded.

**VOTE: 7-0**

Meeting adjourned at 7:49 pm