Forest Ridge Association

Board of Trustees

Regular Meeting

November 18, 2024

Trustees Present: Scott Kreckman, Tabitha Bentz, Roberta Havholm, Dave Jurcsisn, Faith Richardson, Frank Semmelmayer, Jesse Morgan, and Jake Bontatibus (arrived at 7:12 pm)

Trustees Absent: None

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

**Minutes:** Review of October Minutes. Frank moved to approve with Roberta’s amendment, Faith seconded

**7-0**

**Budget:** Scott reported. Next year’s dues were set at $415. 00, which will give a budget of $466, 045.00 *if* all houses pay on time. There are additional streams of income from late fees, and legal actions. These are never considered a part of the budget as these are unpredictable, and the goal is for them to decrease. Trash, water and sewer and phone service are all expected to be at the same rate. Maintenance and grounds is expected to remain generally the same as last year, although we are searching for a new independent contractor as Dylan has completed his final year. Estimated cost for Maintenance and Grounds the year is $111, 000, an $8,000 increase due in large part to new mowing contract. Pool contract will increase next year by $3000, but budget for licenses and pool supplies has been reduced, and maintenance is anticipated to be a lower cost, leading to only a $3000 increase in the Pool’s budget for the year. Administration fees are expected to have a slight increase of $1300 from last year, with increases in legal fees, postage, and security, but major decreases in auditing costs. Total operating costs are estimated at $342, 700.00, reserve transfer is set at $95, 679.60, thus total expenditures are estimated at $438, 379. 60.

Frank moved to approve the budget as presented, Faith seconded.

**8-0**

**Treasurer:** Faith reported.

**Operating Funds Financial Report– November 2024**

Available Funds as of November 2024 **$ 174, 853. 93**

**Reserve Funds Financial Report –November 2024**

Available Funds as of November 2024 **$ 196, 545.24**

**Uncollected Assessments and Fees as of November 18, 2024 $ 144, 799.14**

**Small Claims and Foreclosures:** The Board will be pursuing more foreclosures and taking more homes to small claims court in order to collect outstanding assessments.

**Communications:** Roberta reported. Printed issue for November, and a digital one is planned for December. No Murmurs in January. We have an outstanding bill for our door hang bags that will be paid this week.

**Maintenance and Greens:** Scott reported. Dylan has completed his work as our Contractor. A new one will need to be found, Scott has contact info for someone in the area as an option and recommended by Dylan. Jake planning on writing up a list of requirements and will be looking for a replacement.

**Infrastructure:** Scott reported.No major changes at this point to the infrastructure plan with current projects.

**Pool:** Jesse reported. L-shaped pool plaster work has been scheduled for the Spring, for a cost of just over $8, 000, unless extra issues are found in the process, which is likely. There is also a company that will be checking the pool this week for where our major leak is coming from. Scott suggested replacing the non-working motion lights as he found the power is working to those lights, and some outlets need replaced.

**Activities:**

 Oct 26th Halloween Parade and Costume Contest went really well, and was a big success and had great participation.

 Nov 23- Turkey Trot 9 am at the Gazebo

 Dec 7th- Santa at the Gazebo 3-5 pm

Dec- There will be a light fight of sorts this year-houses that are the best decorated will receive a surprise

**Audit:** Scott reported. 2022 and 2023 audits are completed.

**Old Business:** Tennis court project is almost complete. All that is left is signage and final painting of lines, which will be completed in the Spring once temperatures permit. Pool flooring delivery is delayed until December due to a factory issue, and will now be a Spring install. When pool flooring goes in, we will also replace desk and table, clear out any junk at pool, and update some lighting. Basketball court is now repaired and repainted. Tractor was sold on Saturday for $15, 000, and diesel tank sold for $250, and liquidation of unused equipment is complete. 11 houses have been submitted for small claims court.

Scott moved to adjourn the meeting, Jesse seconded

8-0

Meeting adjourned at 8:10 pm