Forest Ridge Association

Board of Trustees

Regular Meeting

October 21, 2024

Trustees Present: Scott Kreckman, Jake Bontatibus, Tabitha Bentz, Roberta Havholm, Dave Jurcsisn, Faith Richardson

Trustees Absent: Jesse Morgan

Scott Kreckman called the meeting to order at 7: 01 PM

**Police Report:** No Police in Attendance

**Minutes:** Review of September Minutes. Frank moved to approve, Faith seconded

**7-0**

**2024 Executive Positions:** Dave Jurcsisn volunteered to replace Larry Ford in elections, and Frank Semmelmayer will remain the alternate

**Treasurer:** Faith reported. Numbers a little higher than reality as

**Operating Funds Financial Report– October 2024**

Available Funds as of October 2024 **$ 189, 077.23**

**Reserve Funds Financial Report –October 2024**

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

**Uncollected Assessments and Fees as of Oct 21, 2024 $ 144, 799.14**

**Communications:** Roberta reported. Minutes were just posted and will be posted again at the beginning of November after the Halloween Parade.

**Maintenance and Greens:** Scott reported. He paused trash dumpster pickup, it will be paused from 4 November 24 through 4 April 2025.

Jake reported. Mowing contract ended two weeks ago. Unseasonably warm weather has lead to higher grass than usual at this time but there is no room in budget for an extra mow.

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

**Pool:** Scott reported. Pool financial numbers were decent across the summer; no other updates.

**Activities:**

Oct 26th Halloween Parade and Costume Contest. The road will be closed 9:30-12:30pm, check in will begin at 10 am and parade will be at 11 am

Nov 23- Turkey Trot. Scott ordered new signs for the route.

Dec 7th- Santa at the Gazebo

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

**Audit:** Scott reported. All is believed to be on track for our current audit.

**Old Business:** There was a slight miscommunication about the fencing at the tennis courts, so there will be an increase in cost, but it allowed for a much better result with the asphalt. Scott ordered new signs for the parks and tennis courts. Pool sound system will go in Wednesday, and still awaiting for flooring shipment. The tractor repair was cheaper than anticipated-everything fixed for $1,800. It is now listed for sale. Scott used some of the profits from the sale of our old equipment to purchase a better trailer for moving around our snowblower. It will be easier to use and is street legal.

Three houses that have late dues have been sent to small claims court, and will update as we move through that process.

**Green Space Cameras:** Resident Josh came to present on possible camera solutions for green spaces and playgrounds to discourage vandalism-particularly in Little Jeep Park and Pool Parking Lot. One great option is an advanced trail camera with solar charging. It has an AI filter that allows you to filter out natural movement and focus on just people. It would require frequent visits to these areas to check for damage to narrow down when to review footage. The footage could be used to post perpetrators on social media and the Murmurs, but also be shared with Police. Each camera will cost $333, half of which is a yearly recurring cost for the SD card and the app. Jake clarified that these are also very easy to move from location to location as issues occur. Unfortunately, we aren’t able to share photos of minors online, so it will limit our ability to utilize images we capture, but can provide those to the police. Scott requested a few photos of what these cameras are capable of that he will forward to the Board to assist in making the decision. Jake asked how much sunlight is needed to charge these cameras; Josh answered that 10 minutes of filtered sunlight will give us 48 hours of power. Jake also asked how the night vision is on the cameras, and was answered that they are quite good at night. General concern about where they could be mounted, but Josh will look at the areas and update the Board. Board will revisit this discussion next month.

**Budget Discussion**: Scott reported. CPI was 2.4%. Scott suggested an increase of only 2% which would raise dues from $406. 18 to $414.30. Frank and Roberta raised objection, as we have had many issues in the past due to not raising dues over time leading to many delayed projects and ballooning costs for the HOA now. Budget was made based on only a 2% increase. Scott found $9, 165 in total cuts despite raising the two main contract lines. This would lead to a surplus of $50, 000 IF everyone pays their dues, allowing us to make necessary investments in our Reserve Fund. We have a major goal of putting $500, 000 in the reserve fund by 2027 in order to be able to handle any unforeseen expenses.

Board votes on next year’s dues:

Scott moved to increase dues by 2%

**1-6**

Scott moved to increase dues to $415.00

**3-4**

Scott moved to increase dues by 2.4%

**3-4**

The tie required a revote, with the least popular option removed.

Scott moved to increase dues to 415

**3-4**

Scott moved to increase dues by 2.4%

**3-3-1**

Dues next year will be $415.00.

Line by line review of Budget was done. Full budget will be posted in Murmurs.

We will be removing soccer fees and soccer income from budget as it will be a separate entity, pool charges will be streamlined, and we do not count late fees in our budget as we hope those will be at zero. Electric budget will stay the same, although Frank suggested we look into a negotiated electric rate. Water was on track to meet budget, but a leak cost us. Scott suggested we keep that budget line at 7,000 but due to the leak issues, Jake suggested it be raised to $7500. Trash and recycling is on track, and the budget allows us to have needed extra pick ups. Maintenance and grounds has increased $8, 000 due to increased mowing contract, although this is now only $82, 000 after negotiation down from $86, 000. Pool contract will remain the same. The concession expense line is unusually high because some of the wrong items were put on this line, so budget line will remain the same. We are keeping permit amounts somewhat higher in the event rates rise, and keeping supply numbers high to pay for new badge supplies. Dropped social activities budget to $5, 000 from $6, 000. Keeping the printing and copying at $1000 to allow for mailings for two meetings. Slight reduction in Murmurs printing cost, despite a much lower cost this year due to few going to print. Board will keep the budget to allow for more printing if there is increased interest this year. Budget must be voted on in November.

Scott moved to adjourn the meeting, Roberta seconded

7-0

Meeting adjourned at 7:47 pm