Forest Ridge Association

General Board of Trustees- Semi-Annual Meeting

Regular Meeting

September 11, 2023

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

Trustees Absent: Larry Ford

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

**Minutes:** March 2023 Semi-Annual Meeting minutes approved. Roberta moved to approve them, Scott

**Vote to approve Minutes 7 -0**

**Police Report:** Riverside Police in attendance. Officer Steve Ritche reported on local crime stats. The police are currently working a child pornography case in the area and have closed a breaking and entering case in the area. 4 zoning issues were addressed in Forest Ridge-all inoperative vehicles and parking violations. Dayton Police not in attendance.

**Wider Community Report:** Auditor Karl Keith and his Assistant Auditor NAME were in attendance to report on the recent property evaluations. We are currently in a tri-annual update that is required by the State to be done based on market values. Montgomery County is one of 42 counties that is required to do this this year, and each county is seeing similar results. County-wide we are seeing an aggregate value of a 34% increase; average increase by community is at 36%. The Auditors office identifies over 200 neighborhoods, in order to get the most accurate sales data for each home to assure the most accurate estimates. At this time, Forest Ridge is divided into 4 neighborhoods. Current estimates are just that, estimates, and subject to change as agriculture values and new construction are calculated. If you have questions or concerns, please call: 937-224-8927. There are 22 staffed lines where a real person will work to answer any questions you have, or help you schedule an appointment. Appointments can also be made online this year. The auditor website, [www.mcreval.org](http://www.mcreval.org), also has a neighborhood viewer that will allow you to see what homes have sold for in your area.

Resident questions for Karl Keith: How will this affect our taxes? At this point, we are unsure how these new evaluations will affect tax bills. There are currently 50 tax levies on the November ballots, which until we see what is approved, we won’t know how this will fully effect tax amounts. Additionally, in the state of Ohio, you are only taxed on 35% of your home’s value. Right now, the Auditor office is estimating a 4-6% increase in taxes; however, some will see their taxes decrease.

What are the best ways to argue your evaluation? If you have a recent sale that is less than your value-that is the best way to argue the Auditor’s estimate. If you have a deferred maintenance argument (proof that your home has not been updated to the same level as those that have recently been sold), that can also be brought forward. If you have evidence of a similar home to yours that sold for less than your evaluation, that is also a valuable thing to be submitted.

Will the impact of living near the new development on Union Schoolhouse be considered? Not at this time as it is not yet built and therefore cannot be considered.

**Treasurer:** Report given by Faith Richardson

September 2023 Treasurer’s Report.

Available Operating Funds as of September 7 2023: $168, 548.01

Reserve funds as of September 7, 2023 in reserve $139, 095.32

Uncollected Assessment Fees: $119, 543.17

13.8% of homes have not paid their dues.

Scott continued report: 23 homes owe more than $2,000, 4 over $3,000. At this time the Board has approved another set of Foreclosures, and one is moving forward to a Sheriff’s Auction. We have no active payment plans currently. If you are behind on your dues, you NEED to reach out to the Board to set one up. We do NOT want to Foreclose on any homes. This is not at all what the Board wants to do, but it is the only thing that has led to payments. The Board does plan on accelerating this process as we receive funds from currently Foreclosed properties.

**Communications:** Roberta Havholm gave report. Murmurs was put strictly online in March (on the website, Facebook, and Nextdoor). December’s Murmurs will also be online, and there will be more online only issues in future to help keep costs down. A resident asked why there has been a decrease in advertisements in the Murmurs and was answered that businesses have simply moved to other methods.

**Maintenance & Greens:** Jake Bontatibus reported. It was a busy season for the Greens Committee. We did have some issues with our current greens contract, but are still following up on that issue, and have bids for 3 different companies moving forward. The bridge to the pool was rebuilt, many trees that fell were taken care of and over 20 stumps were ground.

A resident asked if it was alright if residents help keep some of the trails cleared by the creek? Absolutely. The Association doesn’t currently have the manpower to do it.

There is a dead ash tree by the pool-will that be taken care of? Yes, Jake is currently working on it.

**Infrastructure:** Larry Ford reported. 2023 Repair Requests estimated at $153, 610. These include: Asphalt pavement at pool and Willow Branch, Playground equipment, Silver Oak signage, pool concrete decks, pool furniture, L shape pool plaster, L shape pool tile.

Reserve study repairs for 2024 are estimated at $139, 209. These include: sidewalks, Little Jeep Park Culvert, Maintenance sheds, and pool rest room. This is a low estimate for the work it suggests being done, and we will not be able to afford all of it at this time and will have to make adjustments.

**Pool:** Jesse Morgan reported. Due to Towne’s negligence as we moved from their management to Associa, Jesse had to restore several utilities. Pool operating license went up to $1, 190 from $1, 140., and the food license increased to $294. 58 from $245, 62. There are many needed pool repairs. The current budget is $6500. Coping stone will be $550, L-pool caulk (already approved) is $3770, and old pool vacuum replacement (also approved) should be around $1000. Still awaiting quotes on a patch and diagnosis of miscellaneous plumbing issues.

2023 Pool Operating Costs increased 4.3% due to inflation leading to extreme increases in chemical costs, as well as a need to increase lifeguard pay in order to remain competitive. This was a modest increase, as 2022 saw a 12% increase.

The pool had many facelifts: new paint throughout, power-washed sidewalks, new bridge, and new LED lighting. We also entered into a new internet and phone contract that was about 20% cheaper.

In 2024 we are planning on several updates: and overhaul of the pool party rules, replacing the pool tables and benches, shade for the kiddie pool area, pool office overhaul, and updating the pool software to allow for photo identification for pool access.

**Activities:** Tory Kreckman reported.

Labor Day Party was well attended and will be repeated in future.

September 23rd- 1 pm setup for Halloween Decorations will begin. Volunteers are needed. Meet at the Sheds ate 1 pm.

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 and Costume Contest-volunteers still needed

November 18th- Turkey Trot

Santa at Gazebo- December 2nd or 9th

There will not be any Light Fight this year due to low participation, and Luminaries will not be sold this year for the same reason. Costs became too high for Luminaries, but we will be encouraging people to make their own.

**Audit:** Scott Kreckman reported. Nothing to report.

**Elections:** Scott Kreckman reported. There are currently two Board Members running for re-election. The Board also has an open seat currently and is looking for volunteers.

**Old Business:** None

**New Business:** Brightview contract ends this year. We must decide on a new contract, as their service was poor and they were very difficult to keep in contact with or get answers from. We have 3 new estimates and will be discussing those next week and the Board will be voting on. The Board will also begin discussing Budget next month.

**General Discussion:**

**Resident Concerns**

*Will anything be done with the Tennis Courts*- We did reseal the tennis courts on Willowbranch. While the other tennis courts need to be attended to, they are also constantly flooded by the pool. At this time, the Board is looking at removing these courts and using the money to take better care of the other existing courts

If we re-do the other courts, could we have Pickleball courts painted on the existing courts? The board is looking into this-great idea!

Frank Semmelmayer moved to adjourn, Roberta Havholm seconded.

**VOTE: 7-0**

Meeting adjourned at 8:25 pm