

Forster Woods Homeowners Association

(FWHOA)

Annual Meeting Minutes

April 25, 2019

- Owners in attendance = 31
 - Via proxy = 23
 - Total participation = 54
- Meeting called to order at 6:10 PM
- Introductions: (Present)
 - Board Members Matt McHugh and Russ Lea
 - Board member Jason Gram resigned. Matt Fulbright has been appointed to the remainder of Jason's term.
 - FWHOA Manager Dennis Howard
 - FWHOA Attorney Greg Cromwell
- 2018 Annual Meeting Minutes were approved as submitted
- Attorney Cromwell discussed the Bill of Sale, dated March 1, 1999, in which the ownership of street trees and sidewalks was transferred from FWHOA to the City of North Bend. The HOA has asked the city to commence removal of the trees that are causing dangerous upheaval of sidewalks in many locations. There is a six-year statute of limitations (expiring in June 2022) within the city has to respond to the request of ownership acceptance or the HOA would not have a claim against the city for failure to maintain the trees and sidewalks. The city is balking at this bill of sale, claiming it is invalid and not enforceable. The City contends a City Ordinance enacted in 2009 negates the effectiveness of the referenced Bill of Sale because this ordinance requires the HOA to maintain the sidewalks and street trees within the HOA. The HOA has decided to file a motion for summary judgment asking the Superior Court to declare the bill of sale valid and enforceable. Were the HOA successful in its legal action, there is not a requirement as to the timing of any city action to address problem trees and resulting damaged sidewalks. This action just puts the city on notice that it is responsible for tree and sidewalk maintenance. This action removes FWHOA from liability as to the subject tree and sidewalk maintenance. Many owners indicated irritation at the position of the City on these matters. The attorney indicated were the HOA to address repairs to the sidewalks and trees the HOA would be assuming liability for all maintenance of the sidewalks and trees, thus relieving the City of its responsibility for such maintenance.

- The detention ponds were discussed. Heavy rains the past few months have not caused the ponds to overflow. FWHOA owns the detention ponds and is responsible for their maintenance. Encompass Engineering continues to work with the city to determine if and what FWHOA needs to accomplish to have the detention ponds be as functionally up to date as possible. It was pointed out that the channel under the roadway will likely need to be cleaned out to allow unrestricted water flow out of the ponds.
- Treasurer's Report showed a balance thru March 2019 of \$34,267 in the operating account. The reserve account had a balance of \$6,383.
- The 2019 budget was reviewed and explained. The line item for other landscaping was exceeded due to many fallen or diseased trees requiring attention and removal. The reserve account balance needs to be increased.
- The 2019 Budget was discussed reflecting expenditures to date through May 2019. The reserve account balance is beginning to increase. A budget goal for 2019 should be continued contributions to the reserve account. This will allow future reserve study expenditures without expending budgeted operation account funds.
- The FWHOA website has been redesigned. Owners were encouraged to use the website to view current events on various topics and participate in community communication. Due to security and privacy concerns owners are asked to register at www.fwhoa.com for access to financial information. This site is public so the Board, upon advice of Attorney Cromwell, has determined the FWHOA financial information should be limited only to owner access.
- Activities Committee discussed the egg hunt and picnic. Due to budget constraints the expenditures for these items are less than in previous years. The owners in attendance indicated interest in continuing these activities. Additional volunteers were requested to work with current committee members to keep these activities viable as Tracy Spradlin is resigning from both activities. Trach has chaired these activities for ten years. She was thanked by those in attendance for her generous work for FWHOA.
- Welcome Committee, Brett and Lauren Ann Kobes, continue greeting new owners as they relocate into FWHOA. They are planning on proposing changes to this important activity and will present them when finalized.
- The Reserve Study, the annual review of reserve item expenses by an independent reserve study company (Association Reserves), was discussed. The

annual study recommends expenditures on various items such as fence repairs, bridge refurbishment, new mailboxes, etc. Due to budget constraints no reserve items are planned this year. It is necessary to replenish funding for the reserve account to allow for future reserve project funding. A suggestion was made to levy a special assessment to replenish the reserve account. This will be considered if there is no other alternative.

- Some owners complained of drivers speeding throughout the community, especially at night and very early in the morning. Of concern is SW 10th Street where vehicles speed down the hill and some vehicles make excessive noise. Law enforcement will be asked to increase patrols in the community.
- Election of a Board of Director position. Russ Lea is seeking a full three-year term. Russ was unanimously elected.

The Board for 2019 consists of:

Matt McHugh, President/Treasurer

Russ Lea, Vice President

Matt Fulbright, Secretary

- Meeting adjourned at 7:30 PM