



Meeting called by: Kevin Simecek (Treasurer) **Type of meeting:** Quarterly Board Meeting

Note taker: Lance Snider

Members Present Kevin Simecek (Treasurer), Rian Yablun (Member at Large), Lance Snider (Secretary)

Attendees: Scott Keller, Tom Straley, Jennifer Read, Jean Walrack, Rick Miller, Michelle Miller, Gino Fontana, Russ Joslin

Intro: Welcome, Roll Call (11 attendees) and Approval of Last Meetings Minutes (Rian motioned and Kevin seconded the motion, board then approved)

Board Change: Nick Korwin stepped down as VP and Rian Yablun has assumed the position

Minutes

Agenda item: 2023 Budget Review **Presenter:** Kevin Simecek

2022 Balance Sheet and Financials were presented by Kevin as well as the 2023 Budget. Key items discussed were dues coming up, collections/AR, and \$5,500 surplus in the upcoming budget. After the dues discussion, the recommendation of \$280 for annual dues (vice \$315) was made and voted on that the 2023 annual dues will be \$280.

Agenda item: FRHOA Bylaws **Presenter:** Kevin Simecek

Regarding the premium vinyl architectural change/admendment due to our members/residents recent vote, Todd and Kevin will be recording those as well as updating our HOA Bylaws.

Agenda item: Entrance Signs are rotted **Presenter:** Rian Yablun

Regarding this subject, quotes will be obtained with a plan to take care of both entrance signs during 2023.

Agenda item: Beaver Infestation

Presenter: Lance Snider

Discussion about the beaver infestation status and that more discussion with the board has to be conducted before a conclusion is drawn. Final decision will be made during our March 2023 board meeting in order to restore proper drainage within subdivision.

Kevin Simecek briefed on the research and contractor engagement for removal of the beavers that are disrupting the flow of water through the drainage system located at the north end of Forest Ridge Estates. Members of the board met with Kriz family which alerted the board of the issue. After a tour of the area, Lance Snider researched two contractors regarding the removal of the beavers disrupting the proper drainage to the north side of the subdivision. Only one contractor has submitted a proposal.

Lance Snider has suggested the possibility of having a Forest Ridge "workgroup" assemble as a group of volunteers to clear the area. Discussion among meeting attendees expressed concern for safety and the ability to recruit volunteers to remove the brush, transport it to a location, and have a chipper or similar grind and remove the waste. The consensus among attendees was to hire a contractor. Tom Straley suggested that JBT has worked other projects beyond our standard contract in the past and may be able to do this as well. Jean Walrack had past data suggesting cleaning of areas around drain areas was previously quoted at \$990 per drain.

Agenda item: Board Member Positions/Rotation

Presenter: Rian Yablun

Board positions currently being rotated 2 then 2. This coming March would be for President and Treasurer and then in 2024, it would be a rotation/vote for the Vice President and Secretary.

Meeting Adjourned: 7:54pm