

FOREST PARK HOMEOWNERS ASSOCIATION ANNUAL MEETING

FEBRUARY 12, 2023

I. Call to Order

The meeting was called to order by Board President, Kevin Cheshire, at 2:00 p.m. The meeting was held in the fellowship hall of the Bridge Church.

II. Approval of Last Meeting Minutes

The minutes from the February 27, 2022 were read by Secretary, Becky Callihan. Pam Carter made a motion to accept the minutes and Zoe Mullins seconded and was passed.

III. Old Business

A. Kevin Cheshire discussed the transition to the new QuickBooks.

B. Jessica Shaffer, Treasurer, reviewed the 2022 budget.

Beginning Balance: 48,963.07

Expenses

Office Supplies	352.00
QuickBooks	159.00
Insurance/Legal Fees	2,080.22
Licenses	172.85
Postage	93.34
Returned Checks	24.00
AEP/Street Lights	374.05
Snow Removal	15,578.00
Road Work/Drainage/Sign Repair	480.00
<u>Drainage work</u>	<u>33,914.44 (Invoice received 2023)</u>

Adjusted Balance 18,893.74

A motion was made by Larry Myers to accept the 2022 Financials and David Crum seconded and passed.

IV. New Business

A. Election of New Board Members

1. The President and Secretary positions were up for election. Dave Crum made a motion to re-elect Kevin Cheshire as President, seconded by Jessica Shaffer and passed.
2. Kevin Cheshire made a motion to re-elect Becky Callihan as Secretary and Justin Crary seconded and passed.
3. Justin Crary, Vice President; Jessica Shaffer, Treasurer; IT Specialist, Zoe Mullins; Ed Thompson and Dave Crum, Street Commissioners for 2023.

B. BUDGET 2023

1. A discussion was held to determine 2023 dues. A motion was made by Sue Brenan, seconded by Mona Osita to keep the 2023 dues at \$400.00/year. If homeowners with a 0 (zero) balance as of December 31 a discount of \$50.00 (total \$350.00) if paid by June 1. After June 1, dues are \$400.00. Again, this discount is available ONLY if balance is zero by December 31 of the previous year.
2. Dave Crum made a motion to keep the 2023 budget same as 2022.
Snow Removal: \$15,000.00
ROADWORK: \$60,000.00
Drain Estimate: \$28,000.00 based on two hundred square feet.
3. The Addendum to Collection Procedures posted on our website was reviewed. The following is effective as of February 12, 2023 and is as follows:

The Third and FINAL letter/E-MAIL will be sent 30 days after the 2nd reminder in an attempt to make contact with the homeowners. If no communication is attempted via verbal, written or electronic, the Board will proceed to place a lien on the property and the homeowner will be assessed fines of \$20.00/per month in addition to the balance due. The Board will proceed to take the issues to the magistrate for judgment and forward to our legal counsel for collection. ALL EXPENSES accrued by these actions will be assessed to the homeowners according to the Bylaws.

4. A homeowner with a lien pays their balance in full, the lien will be removed the 1st business day of the following month.
5. Homeowners are encouraged to inform the Board when a house is for sale so a resale document may be provided.

C. Miscellaneous

1. Peggy Thompson suggested we form a Welcoming Committee for new homeowners. Please contact Peggy if interested in baking and/or delivering.
2. Peggy Thompson also suggested a Beautification Committee by planting flowers and maintaining entrances. Darren Francis volunteered to take care of Oakmont.
3. Sue Brenan will plan for a yearly community garage sale.

V. Adjournment

As there was no further business Sue Brenan made a motion to conclude the meeting, seconded by Dave Crum and the meeting was adjourned at 3:22 p.m.