

FOREST PARK HOMEOWNERS ASSOCIATION ANNUAL MEETING

FEBRUARY 18, 2024

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. Pastor Mike Ramsey spoke about the work the church is doing helping to feed people in need. He is in the process of obtaining a grant to raise a garden on their land to help offset some costs for their food pantry. He wanted to make sure our neighborhood agreed as the church wishes to be a part of our community.

II. Approval of Last Meeting Minutes

The minutes from the February 12, 2023 annual meeting were reviewed. Mona Soito made a motion to accept the minutes and Dave Crum seconded and was passed.

III. Old Business

- A. Dave Crum discussed the road work cost for 2023. On February 22, 2023, an invoice was paid for storm sewer work completed in 2022 in the amount of \$10,000.00. The first concrete invoice was paid to Sam Shamblin on 8/23/23 in the amount of 38,887.00 and the second invoice was paid on 10/27/23 in the amount of 3,640.00 for a grand total of \$42,127.00.
- B. Jessica Shaffer, Treasurer reviewed the budget for 2023.

1. Beginning Balance: \$18,769.16

2. Homeowner Dues Collected: \$57,499.00 (up from \$48,963.07 in 2022)

3. Expenses:

Office Supplies/Website	907.91
QuickBooks	530.00
Insurance/Legal Fees	1,645.00
Postage/PO Box	107.36
Returned Checks	0.00
AEP/Street Lights	403.70
Church Donation	100.00
Sign Repair/Tree Cutting	1,193.00
Snow Removal	1,790.00
Drainage	10,000.00
Road Work	42,127.00

4. Adjusted Ending Balance **\$18,585.17**

5. Delinquent dues \$17,323.57

- C. Mona Soito made a motion to accept the 2023 Financials and David Crum seconded and passed.
- D. Kevin Cheshire discussed the **Collection Procedures for delinquent dues.** If a homeowner is greater than 1 (one) year delinquent paying yearly dues, we will contact the homeowner's lending institution. If there is no effort to contact the Board for payment after 6 months, our attorney will be contacted to start collection efforts by any legal means up to and not excluding foreclosure proceedings. Each person that bought property within the subdivision signed a contract to be part of FPHA and has a binding obligation for the dues. He also reported that twenty-one liens were placed in September. **ALL EXPENSES accrued by these actions will be assessed to the homeowners according to the Bylaws.**
- E. Kevin also discussed the expansion of twenty-one acres of Forest Park is now complete.

IV. New Business

A. Election of New Board Members

- 1. The Vice President and Treasurer positions were up for election. Larry Myers made a motion to re-elect Justin Crary as Vice President, and Jessica Shaffer as Treasurer for 2024. The motion was seconded by Dave Crum and passed.
- 2. Kevin Cheshire will continue to be President; Becky Callihan, Secretary, IT specialist, Zoe Mullins; Ed Thompson and Dave Crum as Street Commissioner. Forest Park Homeowners Association Annual Meeting

B. BUDGET 2023

- 1. A discussion was held to determine 2024 dues by the members present. A motion was made by Kevin McGraw, seconded by Ed Thompson to keep the 2024 dues at \$400.00/year. If homeowners with a 0 (zero) balance as of December 31 a discount of \$50.00 (total \$350.00) is offered if paid by June 1. After June 1, dues are \$400.00. Again, this discount is available ONLY if the balance is zero by December 31 of the previous year. A vote was taken, and all members present agreed to
- 2. Dave Crum made a motion to keep the 2024 budget the same as 2023.
Snow Removal: \$15,000.00
ROADWORK: \$60,000.00 (We have \$40,000.00 - \$50,000.00 concrete work for 2024 and an additional \$10,000.00 plus for black top work to be done in 2024. The motion was made, seconded, and passed.

C. Miscellaneous

1. Jessica requests when paying dues that the actual house address be noted on the checks.
2. Sue Brenan suggested repainting the yellow lines on Evergreen and Oakmont.
3. A discussion was held about the speeding issues throughout the neighborhood. We discussed speed bumps and various other ways to help control speeding as well as replacing our signs. We concluded to help control issues with speeding that each homeowner takes personal responsibility by speaking to the speeders or the parents of the person speeding.

Peggy Thompson also gathered the costs of purchasing speed monitoring signs throughout the neighborhood; the cost was too high.

4. A discussion was held as to the costs of obtaining our own snowplow for snow removal. Peggy Thompson made a motion to obtain the costs, seconded and passed. Kevin McGraw is taking on the task of obtaining estimates of a side by side including license, and insurance costs associated with the materials, etc.

V. Adjournment

As there was no further business Ed Thompson made a motion to conclude the meeting, seconded by Pam Carter and the meeting was adjourned at 3:27 p.m.