

Forest Park 1 Board Meeting June 11, 2019

- Board meeting was called to order at 6:03 p.m. by Asha, HOA president.
- Board members in attendance were Asha, Martin, Jerry and Sheri, Don was absent (out of town).
- The reading of the meeting minutes for the prior meeting in March were waived by the board members.
- The next board meeting is scheduled for September 12th 2019 at 6 pm.
- Asha introduced and welcomed our new property manager with Ameritech, Ashley.
- Ashley provided to each of the board members a copy of the monthly manager report and a violation report.
- Sheri reported on behalf of the pond committee she is engaged in and provided an email from CES engineering for an estimate to repair the main Pond outflow structure and the two inflow structures. It was determined by CES engineering that the main Pond outflow structure has leaks in multiple places resulting in the pond draining. Ashley will follow up with CES to obtain an additional estimate on the cost to replace the outfall structure for a comparison analysis. Ashley will also obtain estimates for the repair/replacement of these three structures from two other contractors.
- An estimate from Lake Doctor was provided and reviewed regarding replacing the main Pond fountain. The board agreed no action would be taken, the current fountain works however it's not turned on at this time due to the pond draining issues.
- Not sure that a complete estimate for landscape beautification was provided by the landscape committee however an email from Linda was reviewed. It was decided by the board that prior to any improvements to

the Landscaping our community irrigation needs to be working properly prior to any green space improvements.

- Homeowners are advised to send a request to Ashley if they would like a wind mitigation report for their building.
- Ashley will obtain two more electrical estimate / proposals for the remaining three buildings (#2119, 2178, 2170) that require electrical repair.
- Sheri reported that the new mailbox wobbles and two of the bolts aren't completely down, it appears they lifted up after it was installed. Ashley will follow up with the folks that installed the mailbox.
- New issue: low water pressure for irrigation at 2170 Elm Street # 904.
- Ashley advised the HOA is actually responsible for any water leaks inside drywall, current issues in unit 604 and 608.
- It was reported that the pool float and timer repair has been completed.
- Ashley will be getting additional rail painting estimates.
- Ashley will obtain new estimates for sidewalk cleaning.
- We reviewed the former property managers list of items repaired or scheduled for repair.
- Helpful tip from Ashley, a product called Snow Cap will remove orange stains from outside surfaces and also a product called Wet and Wipe.
- Jerry Queen will check with Jerry Conrad regarding standing water around his unit. It is thought to have been cured but need to double-check.
- The violation report was reviewed. Ashley provided information on the formal process: how to fine an owner if an issue has not been resolved.
- We discussed the repair priority list and the order in which repairs that haven't already been done would be completed.

- It was suggested to reference Heather Ridge sign for the directional signage we are planning to place at the entrance of our community.
- It was decided in some way at our annual meeting we will initiate an update for dog certifications for residents who have service animals in our community.
- Ashley will look into the buckling pavement at building 4 and have a paving company assess.
- A couple of items of note presented by Phil (Ameritech). The pool heater replacement/change can be decided by the board and does not require a homeowner vote. We do need estimates for the pool heater replacement. Can Ashley obtain estimates for a pool heater? Phil also advised we can use our operating funds currently budgeted at \$60,000 toward updates, upgrades, repairs and we will still have sufficient Reserves.
- Martin reminded folks that there's lots of information and documents available to homeowners that can be located at ForestPark1.Org.
- Asha asked the owners in attendance if they had any questions or comments.
- The meeting was adjourned at 7:40 p.m. by Asha.