

Forest Haven

Homeowner's Association

MINUTES

June 11, 2016

BOARD MEETING

Molalla Foursquare Church Location: 30328 S. Molalla Ave.

Present: Mary Musolf—Treasurer, Angela Lemke—Secretary, Tony Johnson--Director

Absent: Tom Fitzpatrick--Director, Shannon Norvell--Director, Chris Norvell--President

1. 3:25 PM: OPENING OF MEETING:

Sign In: Homeowners in attendance signed in.

Homeowner Issues to Discuss:

There were no new issues brought up by homeowners at this time.

Minutes of the last meeting (May 14, 2016) were provided for acceptance. There was a motion passed to accept the minutes as presented.

2. FINANCIAL REPORTING AND REVIEW:

TREASURER'S REPORT: Mary provided an overview of the finances and reports were provided to the board for reference. Among the reports provided were the Profit and Loss Budget Vs. Actual Expenses & Balance Sheet. The current account balances in the operating accounts were \$23,087.64, \$25,604.49 and the reserve account balance of \$35,578.76. She also gave a report on the delinquent outstanding dues concerning a few homeowners. For those owners who do not pay their dues they are turned over to a law firm for collection which involves legal action as necessary.

3. SMALL SYSTEMS WATER OPERATOR

Tracy Rhodes gave an update on the testing:

Water: 113,440 5/2/16 to 5/8/16

112,600 5/9/16 to 5/15/16

111,380 5/16/16 to 5/22/16

123,650 5/23/16 to 5/29/16

Pixis Testing:

A printed report was provided to the board in their packets and is also to be posted on the website. Nothing unusual was reported.

Septic:

Pumping of two tanks was done since the last meeting, close to 15658 S. Tall Timber and 15609 Fawn View.

4. COMMITTEE REPORTS

Landscape

It was reported that Tom has been getting the mowing done and more will be done throughout the summer.

COMMITTEE REPORTS (continued from page one)

Architectural

- a.) There was discussion of an owner with two lots and an ongoing issue with the need to prune the shrubs around a septic tank and another with vehicles parking up on the grass area of the lot. Both of these issues need to be taken care of.
- b.) There was also discussion of another owner with vehicles parking on the lawn in the back of their lot behind their home, which is not in compliance. The property manager is to contact these owners by phone if possible and also in writing with the proper notices.

5. Husky Landscape and Maintenance:

There was no report at this time as Zeb is out of town for a few weeks.

6. UNFINISHED BUSINESS AND NEW BUSINESS:

Monthly Meeting Schedule:

There was discussion of the current monthly meeting schedule and whether it could be changed to another day and time. After the discussion there was a motion passed to keep Saturday, 3 PM on the second Saturday of each month as the date for board meetings. This was determined to be the best time for the majority of board members and homeowners who regularly attend. It was agreed that for now the meeting schedule would stay as it is.

Meeting Room:

There was brief discussion of the long term possibility of having a meeting room at the Forest Haven property on a vacant lot if a mobile unit could be donated by Tom or budgeted for by the HOA or some shared contribution. If this were a possibility then it would offer a great opportunity for having it as more than just a board meeting room. It could be considered for controlled community use with policies on how it could be used and be a benefit to the homeowner association.

Additional Bulletin Board:

There was discussion and a motion passed to proceed with a new bulletin board in the Aqua Springs area.

Newsletter Issue:

It was requested that something be mentioned in the monthly newsletter that toys left in the road would be discarded if not put away. This is a hazardous situation to have children playing in the roadways.

Next Meeting: July 9th, 3 PM.

4:30: Adjournment

**Respectfully Submitted,
Tim Benintendi
Affinity Group Inc.
Property Manager, Broker**