

FOREST HIGHLANDS COMMUNITY ASSOCIATION

33rd ANNUAL MEETING

OCTOBER 10, 2022

CALL TO ORDER

The meeting was called to order by President, Steve Huntington at 6:34 p.m.

DETERMINATION OF QUORUM

There was a quorum represented in person or by proxy.

INTRODUCTION OF BOARD MEMBERS/MANAGEMENT

The Board members introduced themselves, President Steve Huntington, Vice President Leigh Bishop, Treasurer Shirl Trefelner, Secretary Marjory Reynolds, and Member at Allen Smith Large.

Absent: Shirl Trefelner.

Kiley Shively, Property Manager representing Acri Commercial Realty was also in attendance.

APPROVAL OF MINUTES

A motion was properly made, seconded and carried unanimously to approve the minutes of the October 25, 2021 annual meeting minutes.

Steve Huntington thanked the homeowners and Board members for attending and thanked the volunteers for all their time and efforts within the community.

COMMITTEE REPORT

Communications Committee: The website has been updated with the Board meeting minutes. Theforesthighlands.com User ID: fhca, password: allegheny. There is a Facebook page. Notifications are posted at the mailbox areas too. If you would like your contact information on the website, please notify Acri.

Nomination Committee: The nomination committee nominated Leigh Bishop and Joe Gress for the Board.

Recreation Committee: The pool season was a success this year. The pickle ball and tennis courts are utilized often. More volunteers are needed if anyone is interested.

Architectural Committee: A community inspection walk around was completed. There were reminder letters sent out to address some repair work needed on their homes. Longhorn Brown is the paint color to be used within the community. The concrete work was completed at one mailbox area. The brick work is being investigated for repair. Any broken mail box locks can be repaired on the mailboxes. Call Allen Smith. The painting of the mailboxes not repainted will be scheduled. The cedar trim and stucco replacement are being investigated to use alternate material. There are two contractors that have been found and listed on the web site that are currently making trim and stucco repairs.

Grounds Committee – Solutions Landscape will continue with the landscape services. Once a month they trim under the guard rails and along the edge of the hillsides. Twice a year they trim the hill behind Shadow Ridge Drive. A homeowner suggested that the hillside should be trimmed three times a year. A homeowner asked if the hillside could be sprayed for weeds. The Board will investigate spraying. The plant life is necessary to avoid erosion. The snow removal will be completed by Apartment Services. A question was asked if it is a requirement that if a tree is removed does it have to be replaced? Yes, on the front yard trees planted by the developer, but other trees can be managed or removed per FHCA rules and regulations. The landscapers will be asked to review the landscape requests forms on units requesting no bush trimming. Some owner's shrubs were trimmed that should not have been trimmed. The entrance shrubs are being replaced. Volunteers will be watering the plants. A suggestion was made to use goats to cut the grass.

FINANCIAL REPORT

The 2023 budget was included with the annual meeting notice. Beginning January 1, 2023, the monthly assessment will be \$377.00. There is \$505,766 in the reserve account as of end of September. Our budget is on a calendar year basis. The capital expenditures to be implemented in 2023 are still being assessed; a few items under consideration are a long-range pool maintenance plan, mailbox maintenance and entrance concrete/brick work. The bocce court plans were removed from budgeting due to cost after obtaining estimate information. The established 20-year reserve study on file is being followed. A capital plan for the next 10 years was suggested.

PRESIDENT'S COMMENTS

The sealing of the road work has been completed. Selected sections of the private roads on Shadow Ridge were not fully serviced as they are still in serviceable condition. These few private roads will be looked at in a few years to see if they need resurfaced.

Pickleball courts are getting a lot of use. There is some ponding on the courts. T.A Robinson will be repairing the faded areas and ponding areas in the spring of 2023. Remedial steps are being investigated to address water management.

There were 4 buildings painted this year. Ken Pantelis Painting will be completing the 2023 painting. A suggestion was made to look into using Rhino Shield for the painting.

How is the Association covered for non-owners using the courts? The Association has insurance. If someone gets hurt, it would be between the association's insurance and the individual insurance. Homeowners are to be in attendance with their guests when using the pool or courts.

INTRODUCTION OF CANDIDATE

The nominating committee has nominated Leigh Bishop and Joe Gress for the open Board position. The term of Leigh Bishop and Shirl Trefelner expires today. Leigh Bishop and Joe Gress were elected for a three-year term.

Shirl trefelner was thanked for all of her volunteer time and efforts within the community and serving on the Board.

OPEN FORUM

Who gets to decide how the community money is spent? The Board makes manages the budget and contracted services with ACRI issuing the contracts. All actions are conducted in accordance with the Governing Documents that define how the Association is run.

A homeowner wants a speed limit sign moved. There continue to be numerous complaints of speeding and the two speed limit signs were installed by the township on the FHCA common areas that the Board agreed upon.

Are dumpsters and trucks permitted on site? If given approval by the defined request process, a dumpster can be approved to be put on site.

There is a trailer on site that was suggested to be moved. The Board will look into the schedule. One POD was requested to be removed.

Can the annual meeting be held at the Harmar Building? Harmar did not allow us to use the building. The Board can look into options for the 2023 meeting.

Speeding is still a problem within the community. Please watch your speed. The speed limit is 15 MPH.

A homeowner thanked the Board members for everything they do.

A suggestion was made to block a through way on the private roads so that the roads don't have through ways to reduce speeding on the private roads. To be discussed.

A homeowner volunteered to help the Board with anything that needs to be done.

Are there parking regulations for the community? The two main roads are owned by the Township and they allow parking on the street. The community no parking rules are for the private roads. If you have an issue with parking on the two main streets, you should contact Harmar Township.

The little library has been successful.

Can a dog park be put in? Insurance does not permit the dog parks because of liability.

Please don't put pet waste bags in the pool recycling bins.

ADJOURNMENT

A motion was properly made and seconded to adjourn the meeting at 8:13 p.m. Motion carried unanimously.

Respectfully submitted:

Marjory Reynolds, Secretary

MR/ks