

FOREST PARK ESTATES HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

October 15, 2018 at 6:30 pm at West Metro Fire Dept Training Center

Minutes

CALL TO ORDER

The meeting was called to order at 6:31 pm by Board President, Shane Coffey. Represented were three board members: Shane Coffey, Sarah Cavey and Ashley Hammond, one homeowner, and Debbi King, CPM CAM w/ IPM Residential.

HOMEOWNER FORUM

Topics discussed were:

- Recent management company change from Zeato to IPM Residential (September 4, 2018)
- \$2000 yearly assessments- where are they being held and how are they being used?
- Stairs and decks- how and when will they be addressed?
- Is new website through IPM ready for use by homeowners?
- Issues with pet waste

MINUTES APPROVAL- Minutes from July meeting were approved with the following exceptions: No financials were provided. Regarding loan financing options, more info was requested on required paperwork and documentation to obtain preapproval, how delinquencies and low reserves would affect preapproval, and estimated monthly payment for loan. The issue was not tabled as mentioned.

FINANCIALS – Financials were not provided by Zeato for August, and no records were provided to IPM for August or September, therefore financials are not approved.

OLD BUSINESS

- A. Stairs and Deck project being rebid with some new contractors and updated pricing for older bids. We are looking into whether we can reuse any existing materials, and other ways to keep costs down.
- B. Parking lot pothole to be patched with temporary infrared patch.
- C. Snow removal contract reviewed. A motion was made and approved to change to 2" strike point for stairs, landings and sidewalks, and 4" for parking lots.
- D. Insurance claim for roof has been wrapped up and final check mailed
- E. Complex lighting- never received bids being procured through Zeato. Contact contractors, rebid, or have IPM complete with in house maintenance?

NEW BUSINESS

- A. 2019 Budget is pending. Due to complete financials not being provided to IPM, they are recreating and backing into a budget from bank statements. Taking longer than normal, but getting close to completion. Website with homeowner account access will be set up shortly after.
- B. IPM to send out letter to owners regarding rules and expectations on pet waste and barking.

ADJOURNMENT

Meeting adjourned at 8:00pm. The next meeting (annual meeting) will be held Tues, Jan 22, 2019 at 6:30pm. Location TBD.