

FOREST PARK ESTATES (FPE) HOMEOWNERS' ASSOCIATION

Annual Meeting- December 7, 2021 at 6:30 pm via Zoom

Minutes

CALL TO ORDER

The meeting was called to order at 6:30 pm by Board President, Andrew Valentine. Represented all board members: Andrew Valentine, Sarah Plummer, Ashley Hammond, X homeowners, and Debbi King, CPM CAM w/ IPM Residential.

MINUTES APPROVAL- Minutes from the previous annual meeting in January 2020 were approved unanimously.

PRESIDENT'S REPORT - ANDREW VALENTINE

- The HOA governing documents were rewritten. The law firm is still in the process of finalizing the documents.
- We renegotiated a different snow removal contract.
- Tree work is scheduled to thin out dead trees and continue maintenance.
- Next year: Wheat Ridge doesn't want ownership of the alley leading off of 28th Ave.
- Goal is to add cameras towards the dumpster and mailboxes.
- Utilities have increased substantially due to more people staying/working from home. We'll monitor next year but will be mindful of whether
- The steps project required us to pull from the Reserve Study Fund. We're confident that it doesn't impact the long term budget. Current reserves are healthy. January 2021 started with 202K and we will close December with 106K. We funded \$6000 into the reserve study.

BUSINESS DISCUSSED

- Concern around recycling overflowing and dumping.
- Pavement and draining, tree work and cameras to monitor mail and dumpsters.
- Is it possible to expand the storage units in the basement? Suggestion is to add extra storage for rental rates. Possibly a bike rack inside. Andrew will research.
- Further discussion on the drain and pavement project. Ownership is in question of who owns what part of the alley and which city owns what. We are considering removing all of the Sumac trees and extending the parking spots.

2022 BUDGET APPROVED as no one objected.

BOARD POSITION

Ashley Hammond is re-running for Secretary. Votes in favor of Ashley being secretary 7 votes. Ashley is approved.

ADJOURNMENT

Meeting adjourned at 6:57pm. Motioned by Andrew Valentine, second by Ashley Hammond