Forster Woods Homeowners Association

(FWHOA)

2024 Annual Meeting

5:30 PM, Thursday, March 28, 2024 North Bend Senior Center

**AGENDA**

1. Call to Order: 5:36

* Owners in attendance: 21

2. Introduction of Board members and manager:

* Dennis Howard is the FWHOA Manager
  + He accepts all emails and will respond.
* Matt introduces the new board members.
* Shanda is part of the board because she wants change, and the parks are her focus.
* Linda joined because she has things that she cares about in the neighborhood, we need to keep it nice and be proud of it.
* Christina Tu was accepted during the meeting as new treasurer.

3. Approval of 2019 Annual Meeting Minutes: Meeting minutes are approved

4. Budget and Treasurer's Report:

* We discussed that there are no reserve expenses. Our budget is ahead of expenses so hopefully we have overhead.
* Operating account is 41,495
* Reserve Account is : 65,210

5. FWHOA website Update Report:

* Website is being updated regularly.
* Make a database of emails for all residents and then we can communicate with everyone that way. This will be done by using the “Contact Us” on the website and submitting your e-mail address. Linda will compile a list from that.
* Remind residents to follow the website for community updates.

6. Committee Reports:

A. Egg Hunt – The Fredlunds are doing it with help with volunteers.

B. Picnic – Same as above

C. Welcome – Lauren & Brett are going to graciously going to take over the welcome committee. They have done it before and we are appreciative of their efforts. They got bags and gift cards. (question: this comes out of reserves financially).

7. Reserve Study Report

* Washington statute requires any HOA over 50 units must do a reserve study each year.
* Lower park bridge ~10,000. (??)
* Report for 2025 will be done in Sept-Oct of this year (2024)

8. Sidewalk Trees and Repairs Report

* No time limit for the city to replace the trees, but it is part of the agreement.

9. Reports of Board Members

10. Notice of Two Board Position scheduled for Election

Pursuant to Article 5.02 of the CC&Rs, two vacant Board positions were filled by the appointment of Linda Dillman and Shanda May by Matt Fulbright, Board President, to hold office until the next Annual Meeting. These two positions will be for three-year terms until 2027. If any owner is interested in competing for these positions please so indicate when this agenda item is discussed. Christina Tu also has been appointed treasurer, not completing out board of 4 people.

11. Old/New Business

* Steve recommends that we have a representative to attend city meetings.
* We budget ahead and the rest goes to reserve
* We need to develop a comprehensive list of emails thru the website to help with communication.
* Flyer to go out to community members reminding everyone about the leash law for dogs.
* Member wants lower park to be fenced in for a “dog park”.
  + Dennis to possibly get a quote on what this would cost.
* Committee for the lower park led by Shanda and Chelsea. Lauren wants to be a part of it too.
* Trail that leads to the creek is not maintained by our landscaping company
* NEW committee, clean up parks, trails, common areas.
* Who will head this committee?
  + Do a big neighborhood clean up before North Bend does the free yard waste clean up
* Landscaping company: Old company left us because we are too big and they don’t have enough staff. We are going to find someone for next year (not sure when the “year” starts for that.) Lauren said she had a lead.
  + Concerns from members about the circles in roundabouts not being maintained        ( dead ivy and rhododendrons).
  + Parks and entrance needing better clean up and care.

13. Rental of your home

Pursuant to Rule 1.7, all owners are required to notify the Manager when a home is rented by providing the following information: New address of owner, phone number and email. This information is also to be provided.

* Homeowners MUST notify Dennis who will be paying the HOA dues (Tenant or homeowner), and Dennis must have the correct contact information for them.

OTHER:

* New trailhead/parking concerns.
* Signs for meetings/ remote options next time.
* Sidewalk snow removal
* Availability of us as a board to the community

14. Adjournment: 6:47 pm 3/28/2024