**Forster Woods Homeowners Association**

**2025 Annual Meeting**

**April 2, 2025 | 5:30 PM**

**AGENDA**

1. **Call to Order**: 5:32 PM
	* Owners in attendance
2. **Introductions of Board Members and Association Manager**
	* Dennis Howard, FWHOA Manager
	* Matt Fulbright, HOA President
	* Shanda May, HOA Secretary
	* Christina Tu, HOA Treasurer
3. **Approval of Annual Meeting Minutes**
	* Approved
4. **Budget and Treasurer’s Report**
	* Checking Account: $50,455
	* Maintenance Reserve Account: $30,232 (Defined as a savings account)
	* Fees decreased this year due to less grounds maintenance and overestimated water costs last year.
	* Discussion on landscaping company issues and potential alternatives.
	* Actuals for 2024 sent out in the mailing.
	* Storage unit stores activity items and records.
5. **Architectural Review**
	* Reminder to send any house changes to the board for approval.
6. **FWHOA Website**: Shanda May, Website Manager
	* FWHOA Website: FWHOA.com
	* Suggestions for website enhancements
	* Paid through March 8, 2026
	* Add to Facebook website
	* Reserve study to be placed on website
7. **Welcome Committee Report**: Lauren Kobes
	* 7 new neighbors
	* Sample welcome bag includes Huxdotter gift card and 1-hour massage
	* Donations appreciated
	* Letter with resources (gas, power, schools, etc.)
	* Add bear warning information
8. **Activities Committee Report**: Chelsea Fredlund
	* Easter Event: April 19th, 10 AM (Eggs prepared Thursday before)
	* Summer Bash: Possibly the week before school starts
9. **Landscape Committee Report**: Montanna Barton, Terrill Perrine, Martha Anders
	* Plans for summer activities
	* Front entrance ivy issue
	* Discussion on debris disposal options (dumpster, chipper)
	* Community clean-up sign at entrance
	* Recology container consideration
10. **City/Government Liaison Report**: George Anderson
	* City renewing police contract with three options
	* Likely to go with county rather than Snoqualmie
	* Potential park near North Bend Bar and Grill
	* Eastside fire department to check gutters and evaluate houses for fire risk
11. **Sidewalks and Street Trees Project**
	* Update from attorney Greg Cromwell
	* City responsibility vs. HOA responsibility
	* Uncertainty on next repair timing by the city
12. **Two Board Positions**
	* Pursuant to Article 5.02 of the CC&Rs, two vacant Board positions filled by Matt Fulbright until the 2025 Annual Meeting.
	* Vice President: Shanda May nominated
	* Secretary position to be filled
13. **Old Business**
	* New playground for lower park (lowest cost $60k)
	* Clean-up efforts (sanding, weeding, new back chips)
	* Consideration of establishing a dog park at the lower park (fencing grass area)
14. **New Business**
	* Board by upper park needs replacing on bridge
	* Structural assessment needed (fence company)
	* Estimated cost to replace lower park bridge: ~$10k
	* Vote on budget for capital expenditures
	* Special assessment considerations
	* Prioritize 3-4 projects
	* Add Matt to bank accounts (approved)
	* Meet twice a year to review action items (next meeting in October)
	* Increase meeting attendance by sharing agenda items
	* New landscaping company
	* Fines for violations (contact board members or through the website)
	* Notification methods for board updates
	* Recurring email updates (newsletter, garage sale, Easter egg hunt)
15. **Adjournment**: 7:15 PM