

Forester Square @ Auburn Village
HOA Board of Directors Meeting Minutes
November 9, 2020

1. Call to Order

President, Eric Cionka, called the meeting to order at 6:02 pm.

2. Roll Call

President: Eric Cionka

Vice President: Rita Facchini

Treasurer: Rob Gladstone

Secretary: Liz Rodriguez

Director: Ken Schellenberg

Director: Bob Waltenspiel

Director: Madonna Van Fossen

AMI: Jim Dafoe

AMI: Shania Barrons

Guests:

Attorney: Steve Guerra

Vote counters: Marcia Larson

Vote counters: Beth Wright

3. Introduction of Annual HOA Community Zoom Meeting 2020 by President Eric Cionka

1. Five openings for board seats this election
2. Property management AMI
3. Construction update
 - i. Vesta will finish their last 5 lots by end of November 2020
 - ii. 60 of 63 houses have been built
4. Fire Suppression System Update
 - i. Board met with Cintas and hired Brutell roofing to install new installation in November 2019
5. Slideshow presentation with speaker Eric Cionka

4. Question and Answer

Lori Chevalier –

What is the amount that is legally required to be in the bank account for reserves? The current treasurer Eric indicated a total of \$500k. Why were the funds depleted by \$200k below this number and why was a \$130k cd cashed?

Answer: Legally 10% of the budget so around \$67,000 at a minimum - We currently have \$420,000 with reserve.

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Courtney Shipp-

Is the legal requirement \$60,000? What are the actuals? What is the annual budget? Please provide actuals to budgeted numbers to be transparent. Why can't members come to meetings?

Answer: Legal requirement is 10% of the budget must go into the reserve account. We allow everyone to attend meetings. We can put actual budget numbers on the website.

Mary Isrow- Why were the two parking lot areas. Can you explain your definition of a preferred vendor? Why did the quote go up so much? What was the final cost of the parking lot? When will you separate the budget from detached and attached?

Answer- You get what you pay for. Obtain three different quotes from three different vendors. We strive to build relationships. Our original idea changed due to the city's regulation and that is why the quote was increased. The project was expanded with sidewalks, lights, and landscaping basically doubling the original size of the parking lot. The parking lots cost was approximately \$110,000. The new budget will be separated come January 2021. Also the steps on building 6 came in at \$40,000 lower than the quote therefore we had the funds to continue with the parking lot at the new higher cost.

April- Why was the second parking lot necessary? It's only convenient to a few detached houses that already have 4 parking spots (2 garage + 2 in drive), in addition to parking along Forester where it isn't typically congested

Answer- The parking lot will be utilized for community guests and residence.

Janet- In your budget, why aren't the detached units in the common element for budget? Cars are parking on both sides of the street.

Answer- Both attached and detached units are responsible to common expenses but at different percentages. Visitors can park on the main parking lot and walk to other units. Notify the board if people are parking incorrectly around the community and the car will be stickered.

Judy Polick- What year was the study of the community and the figure as to the amount that we should have in reserve? Why were there not 3 quotes obtained on parking lot?

Answer- 2014. They did not meet with the board. The line items did not correlate with all community estimates and necessities. Our preferred vendor has a history of doing excellence and good quality work and they offered flexible payment plans.

Janet- Do projects need votes from members?

Answer- Many projects do not need votes from community members.

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Announcing the election results via Jim:

Eric Cionka, Bob Waltenspiel, Ken Schellenberg, Rita Facchini

2 year terms: Eric Cionka , Rob Gladstone, Ken Schellenberg, Bob Waltenspiel

1 year term: Rita Facchini

5. Adjournment

Meeting adjourned by Eric Cionka at 7:35 pm

Seconded by Bob and approved by the board