

**Forest Lakes Owners Association Minutes for the Community Meeting
Saturday September 20, 2025, at the Forest Lakes**

Community Center – 2:00pm

Board Members in Attendance – Cal Phillips, Dino Cerchie, Scott Keele, Shari Massion, Donna Brunton, Ron Williams, Penny Jones and Helen Krsul

Board Members Absent – Rhonda Walters

Cal welcomed everyone and started the meeting at 2:01pm with the Pledge of allegiance.

Special guest speaker from Coconino County Elections – Esliir Musta – the Elections Director for Coconino County. Esliir spoke on the election happening in November 2025. This election will only have one item on the agenda for Forest Lakes residents to vote on. The County has decided to not open the polling spot in Forest lakes for this election. There are 205 registered voters in Forest Lakes and of those voters 150 receive mail in ballots. Mail in Ballots and Early voting will be available for the Forest Lakes residents.

Secretary's Report -Helen Krsul gave the secretary's report as Rhonda Walters could not attend the meeting. Ron Williams made a motion to accept the minutes as written and Shari Massion 2nd the motion. All Ayes- No Nays, motion carries.

Treasurers Report –

Cal Phillips gave a special announcement about some exciting news regarding the lot purchase on Merryland. Two individuals have donated \$100,000.00 to Forest lakes. This donation came with two stipulations, they are to remain anonymous, and the funds are to be used to pay off the loan on the Merryland lot! This made such a huge difference in the timeline for future improvements and maintenance items. Not paying interest on the 15-year loan saved FLOA an additional almost \$70,000.00! Thank you so much for the

generous donation. The Forest Lakes residents really appreciate your generosity!

Dino gave the Treasurers report showing the large donation and the incredible Labor Day Weekend proceeds.

Labor Day Festivities -

The Forest Lakes Legacy Patio and T Shirts, that were not even on the P&L at the beginning of the year, and brought in \$15,600.00.

The Bake Sale - \$1,536.00

Pancake Breakfast - \$2110.00

Rummage Sale - \$25,000.00 +

The projected totals for the year 2025 were far exceeded by over \$19,000.00. That is without the donation of \$100,000.00! All in all, with a lot of hard work by many volunteers FLOA has had another great year! Shari Massion moved to approve the Treasurers Report as written, Helen Krsul 2nd the motion. All Ayes – No Nays and the motions carries.

Scott Keele thanked all who helped with Pancake Breakfast. He wanted to be clear this could not be a success like it was without all the volunteers!

Another great year for the pancake breakfast! Thank you.

Shari Massion gave the rummage sale report. She wanted to thank all the volunteers that helped but also all the people that brought donations in. There would not be a sale without all the donations! Cal said a special Thank you to all the volunteers but especially to Shari Massion and all the hours she puts in to make this such a success! We couldn't do it without you!

Patti Phillips reported on the huge turnout to the Bake Sale this year. Patti also said this can only happen with the great Bake Sale donations by the community and the people buying yummy treats! Great job, Patti and team!

Scott Keele reminded everyone tonight is the FLOA Appreciation Dinner and Dance. Dominic will be serving Chicken ala King, ambrosia salad and roll.

Gabrielle made some vintage Jello's. There will also be brownies, ice cream and pumpkin pie for dessert. Dinners will be eaten in the ramadas and the "Hippie – Disco" dance following in the "Q".

Facilities Report- Stirling fence will be erecting fence between the new community lot and the neighbors to the East. Most of the fence is being reused from what was taken down between the lots. Ron Williams reported the Clubhouse will be getting new flooring soon, we have received a few bids, and it sounds like the bid from Lee's flooring in Heber will be the best option. Ron also talked about getting a new flagpole for the front of the Clubhouse. We have ordered better signage for the road opposite the Clubhouse. It should make it clearer as to where parking is available.

Dino Cerchie reported on the financial information for FLOA in the past, now, and where we want to go in the future. If not for some very forward-thinking residents and Board members the money would not have been available to purchase the Community Center property when it came up for sale in 2014.

Dino started with the Dues history.

In 1991 the dues increased from \$10 to \$25. 2014 there was an increase from \$25 - \$30. The dues have remained at \$30 since 2014. Dino stated the increase in maintenance items with 2 lots, the increase in Real Estate taxes, insurance rates on the rise, utility costs rising, the need of emergency funds available, etc. In 2025 the dues payment break down was as follows –

45 % paid more than the \$30 minimum.

55% paid the \$30 minimum

The total average payment was \$52.00.

The Board has determined, after much discussion, that an increase in dues to a minimum of \$50 per year is necessary. This adjustment will help cover rising monthly expenses for maintaining the Community Center and other facilities, ensure a healthy emergency fund, support the potential development of an

emergency communication system, and provide resources for future improvements.

We would like to fund a \$25,000.00 CD to keep set aside for an emergency. This would not be used for anything else so we will have it if the funds are ever needed. It may be just to have the funds quicker and then get them reimbursed from the County if possible, depending on the type of emergency.

The 2025 Green Waste Program was a huge success! The Board has decided to continue the program into 2026. If you are dropping off green waste between now and the spring Community Board meeting please keep your receipts and you can add them to the drawing in May 2026.

September 2025 Green Waste 260 Roadhouse Gift card Winners –

- 1) Cee Rock
- 2) Stan Bangs
- 3) Nancy Fahrendorf
- 4) Barbara Meyer
- 5) Mei Lankays
- 6) Kevin Crane
- 7) Rick Lowkoski
- 8) Kathy Kohl
- 9) Sue Conrad
- 10) Bob Davenport

The Door Prize Winners –

- 1) Mary Hume
- 2) Joan Pepe
- 3) Louise Laughlin

The 2025 Horse Themed Quilt from the Quilters Club Raffle Winner–

Lori Preder

Scott Keele, Vice President of FLOA ran the 2026 Election. Scott said the 3 positions coming to their 3-year end are –

- 1) Donna Brunton
- 2) Ron Williams
- 3) Rhonda Walters

Donna Brunton has decided not to run for reelection, Ron Williams and Rhonda Walters have decided to run again for another 3 years.

Scott Keele reported we have one candidate that has turned in her application to run for a FLOA board seat, Linda Curry. Scott asked if anyone else in the audience would like to run for the FLOA Board? No one from the audience showed any interest in running for the openings. Scott Keele made a motion for the Board to accept the vetted candidates as the elected board members. Penny Jones 2nd the motion. Welcome Linda Curry!

2026 FLOA Board

Cal Phillips – President

Scott Keele – Vice President

Linda Curry – Secretary

Dino Cerchie – Treasurer

Shari Massion – Member at Large

Ron Williams – Member at Large

Penny Jones – Member at Large

Helen Krsul – Member at Large

Rhonda Walters – Member at Large

Dino Cerchie wanted to remind all the residents to fill out a CWPP survey. This survey may directly correlate to the amount of funding/grants offered to Forest Lakes. Think of Forest Lakes as your primary residence when filling out the survey. The more surveys we can get turned in the higher probability we will get some kind of funding or grants.

Scott Keele gave the Fire Auxiliary report. He thanked all the residents for purchasing t-shirts and attending the ice cream socials. Both were a great success, and he was able to give Chief Rodriguez a \$17,000.00 check for the fire department!

Joan Lebigot talked about the new Library Advisory Board. The library Board actually started in 1996 but has been quiet in the last few years. Joan said there is a board of 5 people right now and lots of plans are being made for the winter season to stay active. Right now, they are hosting Thursday Night Football and will continue with a Sports and Arts and Culture focus. Watch for a survey coming out soon to let them know what interests you!

The meeting was adjourned at 3:24 pm

