
WELCOME FOREST OAKS HOMEOWNERS

ANNUAL MEETING

MARCH 1, 2025





AGENDA

- Welcome and Call to Order
- 2024 Accomplishments
- New Member Households – 4 turn-overs in 2024
- Review 2024 Financial Results and 2025 Budget
- Special Assessment and Pool Upgrades
- Landscape maintenance of the pool, markers, cul-de-sacs
- Election of New Board Members – we have three vacancies on the board



2024 ACCOMPLISHMENTS

ADMINISTRATIVE

- FinCEN (Financial Crimes Enforcement Network): BOAR report was filed.

SOCIAL

- Burgers/Hotdogs at the pool (June)
- Neighborhood Garage Sale (June)
- Ladies night at the pool (July)
- Movie night at the pool with unicorn floaties (Thanks Michelle!) - (August)



2024 ACCOMPLISHMENTS

POOL

- Pool pump replaced
- Entry gate replaced
- Electrical timers replaced
- Pool painted and remarked, new address placard

LANDSCAPE (5 islands and pool)

- Landscape Committee Formed
- Complete rebuild of 1 island and update to other 4 and pool front fence

BOARD MEMBERS – POSITIONS HELD



Jeremy Wilson
President
2019-2022, 2022-2025



Andrea LaFayette
Vice President
2024-2027



Doug Weiss
Treasurer
2020-2023, 2023-2026



Corinne Hembree
Secretary
2022-2025

BOARD MEMBERS – POSITIONS HELD



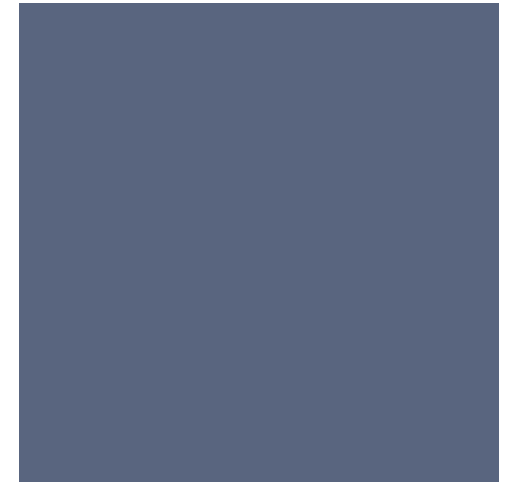
Michelle Laytham
Social
2020-2023, 2023-2026



Brian Friesen
Pool
2023-2026



Scott Lentz
Resigned
2024-2027



Vacant
2024-2027

NEW MEMBER HOUSEHOLDS

4 NEW HOUSEHOLDS



KING STREET

Katie Carr
(replaces Riddles)

Holly Hawkins
(replaces Bruce Bean)



109TH STREET

Perry and Malory Hilvitz
(replaces Sanders)

Jacob and Erin Springer
(replaces Mary Lou Welty)



REVIEW 2024 FINANCIAL RESULTS & 2025 BUDGET



2024 FINANCES & 2025 FORECAST

PART 1

	Budget	Actual	Budget	Actual	Budget	Percent
	2023	2023	2024	2024	2025	
Annual Dues Per Owner (85 lots)	465	465	480	480	480	
Income						
Homeowner dues	39525	39525	40800	40800	40800	
Late Fees	0	285	0	275		
Pool Rental	400	600	600	450	450	
Special Assessment (part 1 and 2)				8480	9520	
Total Income	39925	40410	41400	50005	50770	100%
Expenses						
Trash and recycling pick up	19405	19270	19992	19848	20443	40.3%

FINANCIALS CONTINUED

PART 2

	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>		<u>Budget</u>	<u>Percent</u>
	<u>2023</u>	<u>2024</u>	<u>2024</u>		<u>2025</u>	
Pool						
Pool service	8587	9415	9000		9700	
Gas and Electric	2058	1852	2200		2600	
Water	1632	1366	1600		1400	
Telephone	331	318	330		320	
Nightly pool closings	1100	1150	1000		1000	
Capital (special assessment)	2400	6991	400		8063	
Lawn mowing	375	760	400		760	
Pool Fall Cleanup		296			300	
Maintenance and repairs	875	631	600		600	
Total Pool	17358	22779	15530		24743	48.7%

FINANCIALS CONTINUED

PART 3

	Actual	Actual	Budget		Budget	Percent
	2023	2024	2024		2025	
Insurance	1686	1521	1700		1521	3.0%
Landscaping for markers/cul de s	0	3237	1000		1000	2.0%
Internet/website set up	493	156	156		156	
Social functions	332	100	500		500	
Licenses and Permits	90	0	90		395	3.5%
Office expense	613	1265	300		400	
Tax return preparation	265	225	265		265	
Fees and Taxes	39	42	39		42	
Misc - Bank charges. Garage sale	225	0	0		0	
Total Expenses	<u>40371</u>	<u>49173</u>	<u>39572</u>		<u>49465</u>	97.5%
Net	39	832	1828		1305	2.50%
Ending Cash Balance	42359	43191				

Half of the
Special
Assessment
money
collected is
unspent

POOL CAPITAL SPENDING

	Allocation	Spent
Pump	\$1600	\$1600
Filtration System	\$4400	unspent
Paint the Pool	\$1500	\$1500
Repair loose coping/tiles	\$1500	unspent
Electrical (timers)	\$ 500	\$ 500
Replace Gate	\$8500	\$3200
Landscaping	unbudgeted	\$3237
Total:	\$18,000	\$9937

FOREST OAKS POOL

Pool Season:

Memorial Day weekend – Labor Day weekend

- If weather cooperates, we will try to open it prior to Memorial Day weekend and keep it open 1-2 weeks after Labor Day weekend

Pool Reminders:

- Heater stays at 81-82 degrees or it breaks
 - The pool continues to be an attractive benefit to the neighborhood – let's keep the area clean
 - Do not share pool gate code.
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Landscaping Improvements

Landscape Committee Created:

BJ Thomas-Wilson, Andrea LaFayette, Victoria Menninger, Darlene Vinduska, Shana Palla

- Decision was made to focus on the areas needing the most attention - 109th Terrace island and pool
- Complete tear out of existing landscaping at 109th Ter island and fence line in front of pool
- 109th Ter island received river rock border replacing damaged and dated landscape bricks and was completely replanted with new plants
- Pool front fence had all bushes removed and new plants put in
- Other island were cleaned and had new plants added to fill in gaps
- All 5 islands and pool received mulch

Landscaping Continued

- 52 new plants purchased and planted
- Huge shout out to Jim LaFayette for saving the day with his back hoe
- Lawn service hired to maintain pool lawn



2025 Potential:

Marker clean up and fresh paint

Mulch

Additional plants

Continued lawn maintenance

ELECTION OF NEW BOARD MEMBERS

- One position was vacated due to resignation/relocated, two positions are expiring
 - Remaining 4 board members still have time remaining on their term of office
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ELECTION OF NEW BOARD MEMBERS

Candidates who have stepped forward
to volunteer to serve:

Trevor Ramos

Liz Savoy

Solicitation of new board members from
attendees





THANK YOU