
WELCOME
FOREST OAKS
HOMEOWNERS

ANNUAL MEETING
February 28th





AGENDA

- Welcome and Call to Order
- 2025 Accomplishments
- New Member Households – 3 turn-overs in 2025
- Special Assessment and Pool Upgrades
- Review 2025 Financial Results and 2026 Budget
- Forest Oaks Website Presentation
- Election of New Board Members – we have four vacancies on the board



2025 ACCOMPLISHMENTS

Socials:

Neighborhood pool social

Thanksgiving Day Turkey Trot & food donation

Pool

Purchased 10 new chairs to match the chairs
purchased in 2024

BOARD MEMBERS – POSITIONS HELD

President
Role Vacant



Andrea LaFayette
Vice President
2024-2027



Doug Weiss
Treasurer - Retiring
2020-2023, 2023-2026

Secretary
Role Vacant

BOARD MEMBERS – POSITIONS HELD



Michelle Laytham
Social
Role Vacant for 2026



Brian Friesen
Pool
2023-2026



Trevor Ramos
2025-2028

NEW MEMBER HOUSEHOLDS

3 NEW HOUSEHOLDS



KING STREET

Ian & Candice Baldwin
10843 King Street



109TH STREET

Shari & Steve Adams
11416 W. 109th St

Henry & Juliet McSilva
11207 W 109th St



Review 2025
financials and
2026 budget

Special
Assessment and
Pool Upgrades



~~POOL CAPITAL SPENDING~~

Some of
the SA
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
Lounge chairs (10)	unbudgeted	\$3991
Total:	\$18,000	\$13,928

2025 Finances and 2026 Forecast -part 1

	Actual	Actual	Budget	
Annual Dues Per Owner (85 lots)	<u>2024</u>	<u>2025</u>	<u>2026</u>	
	\$ 480.00	\$ 480.00	\$ 480.00	
Income				
Homeowner dues	\$40,800	\$ 40,800	40,800	
Late Fees	275	300	0	
Pool Rental	450	480	480	
Special Assessment (part 1 and 2)	8,480	9,540		
Total Income	\$50,005	\$ 51,120	41,280	100.0%
Expenses				
Trash and recycling pick up	\$19,848	\$ 20,440	21618	52.0%

Financials continued - part 2

	Actual <u>2024</u>	Actual <u>2025</u>	Budget <u>2026</u>	
Pool				
Pool service	9,415	8,439	9,000	
Gas and Electric	1,852	2,474	2,500	
Water	1,366	1,669	1,700	
Telephone	318	132	-	
Nightly pool closings	1,150	880	900	
Capital (special assessment)	6,991	4,091	5,000	
Lawn mowing	760	110	900	
Pool Fall Cleanup	296	0	300	
Maintenance and repairs	<u>631</u>	2,687	<u>1,000</u>	
Total Pool	<u>22,779</u>	20,483	21,300	51.6%

Financials continued - part 3

	Actual	Actual	Budget	
	<u>2024</u>	<u>2025</u>	<u>2026</u>	
Insurance	1,521	1,750	1,750	4.2%
Landscaping for markers/cul de sacs	3,237	0	2,000	4.8%
Internet/website set up	156	248	250	
Social functions	100	144	500	
Licenses and Permits	-	385	385	4.2%
Office expense	1,265	202	250	
Tax return preparation	225	320	320	
Fees and Taxes	42	41	41	
Misc - Bank charges. Garage sale sign and banner	-	0	-	
Total Expenses	\$49,173	\$44,013	48414	116.8%
Net	\$832	\$7,107	-\$7,134	-116.8%
Ending Cash Balance	\$43,191	\$ 50,375	\$43,241	

Forest Oaks Website Presentation by BJ Wilson



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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ELECTION OF NEW BOARD MEMBERS

- We have 4 vacant board positions for 2026. The positions need to be filled, or we will need to consider a management company.
 - A recent quote from Community Association Management indicates that it would add \$7,140 to the annual budget, or approximate \$84 a year to dues
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Volunteer to be on a committee to help your HOA Board Members

We are looking for neighbors who want to help keep our neighborhood a top location to live.

Architecture Committee - help keep property improvements within DOR

Social Committee – Help plan fun events during the year

Pool Committee – Help with pool management and decisions

Landscape Committee – Help with decisions on Roundabouts, entrance locations and lawn care at the pool



ELECTION OF NEW BOARD MEMBERS

Would anyone here like to
serve on the board or
committees?





THANK YOU