

March 26, 2024 Forest Oaks Homes Association Board Meeting

The meeting began at 6 PM at Doug Weiss' home. Jeremy Wilson, Doug Weiss, Corinne Hembree, Michelle Laytham, Brian Friesen and Scott Linz attended. Andrea Lafayette had a conflict and did not attend.

Dues collection: There are nine households who have not yet paid. On April 1, Doug will again mail overdue notices (\$50 late fee) and later in April, he will suspend trash pickup for any that remain outstanding.

Bylaws Revision: The revised bylaws, which were approved by a majority of the membership at the annual meeting, were notarized. The Recorder of Deeds, with Johnson County Courts, does not require that updated homes association's bylaws be registered with them any longer.

Corporate Transparency Act - Beneficial Ownership Information Recording: Doug shared this information he received from the tax attorney who filed our taxes. It is a federal law that doesn't take effect until the end of the year, so we will wait to take any action. So far, the state of Alabama has deemed it 'unconstitutional' and we hope Kansas will, as well. It requires personal information from all of the 'beneficiaries' of the HOA; homeowners, that is, and we anticipate push back.

Pool Update: Brian reported that Bill has uncovered the pool and some of the water has been pumped out. Bill has talked about the pool pump and filters, suggesting that only minor repairs could be "gotten away with" but the board agrees that the pump and filters need to be replaced with new equipment.

Brian has received only one bid on a new gate of approximately \$3300.00 which has the specs that we require. Board members agreed that he should authorize installation. He has looked into an access control key-fob system of entry which, while convenient, would be very costly, requiring full time internet access, gateway, laptop...we will go with a battery operated keypad system that requires a user code and occasionally, new batteries.

He examined the coping stones and tiles and feels that very minor repair can be done at this time. He will see if Bill can re-stencil the faded pool depth markings when he completes the blasting and surface repainting.

Jeremy reported that he installed two new digital timers for the pool and patio lights. He removed the timer box for the currently-defunct irrigation system and repaired the wall. (The irrigation system can be potentially rehabbed in the future.)

Jeremy also spread fertilizer and seed on the pool grounds.

Some of the iron pool furniture is in poor and potentially dangerous condition. These items will be put out for the large-item pickup this Thursday and succeeding days, if needed.

Landscaping proposal: Jeremy provided preliminary information on bids received and work that was completed on the 109th Terrace cul-de-sac. More information with greater clarity will be forthcoming. Directors agreed that decisions can be made via phone conversation, text and email among themselves.

Social: Michelle presented some ideas for future activities; Burgers at the pool around Memorial Day, Beer and Bomb Pops for July 4th, and potentially an activity in the fall. She stated that the budget for social activities is now \$300, since \$200 went to doughnuts and coffee for the annual meeting. Doug said he could put that \$200 expenditure under "Office " and restore the full social budget.

Michelle suggested delivering spring baskets on April 15, 2024, to children under age 10, whose parents let her know that they want to participate. She will post information on the Forest Oaks Facebook page.

Pool Lawn Care: Brian is going to have signups available on the FOHA calendar, for interested parties to mow, weed whack and edge the pool grounds weekly, or less often when the grass doesn't grow as fast. He named himself and Braden Cielocha as volunteer mowers. Jeremy said he'd mow and didn't want compensation. Michelle said she mows but doesn't weed whack. No other talk of payment occurred.

Officer positions affirmed: The board voted to ratify the proposed switch between president and vice president. Jeremy Wilson will be president and Andrea Lafayette will be vice president.

The meeting adjourned at 7:05 PM.