

November 21, 2024 Forest Oaks Homes Association Directors Meeting

The meeting began at 5:30 PM at the home of Doug Weiss. President, Jeremy Wilson, vice president, Andrea Lafayette, treasurer, Doug Weiss, pool liaison, Brian Friesen, and secretary, Corinne Hembree were present. Social chair Michelle Laytham had a conflict.

Board members were emailed drafts of the Notice of Annual Meeting, Proxy Form and Dues Letter to review. Minor edits were noted. Dues will be considered delinquent after March 1, 2025. The remaining half of the special assessment will also be due. So far approximately half of the budgeted expenditures for the pool have been spent and there will be reserve funds as required.

Brian will contact the telephone provider to discontinue services at the pool. Atmos Energy no longer has a disconnect/reconnect policy, so \$93 (a minimum usage fee) must be paid monthly, even when the pool is closed. If service were to be disconnected, upon restoration, payment for the missed months will be expected.

Brian will investigate a fob entry system for the pool. Hopefully this will eliminate unauthorized visitors.

The tax attorney for FOHA has now advised our treasurer that the new Federal Transparency Act for homes associations and other entities that have "beneficial ownership" AKA FinCEN, DOES apply to us, but thinks that only the treasurer's position is impacted. He will file the required PII for Doug so that our association complies.

A board member thought that our pool rental rate is too high, so members agreed to lower it to \$60 per rental for the 2025 season.

Jeremy will prepare updated slides for our annual meeting to be held at Grace Covenant Presbyterian Church in February, 2025. Doug will provide financial slides. Social, pool and secretary should send info to Jeremy regarding events from this past year to be included.

After Christmas, the directors will meet to have an "envelope stuffing and addressing" couple of hours at Doug's.

The meeting concluded at 6 PM.